

**STAFF REPORT**

DATE: August 14, 2023

TO: Solano Local Agency Formation Commission

FROM: Rich Seithel, Executive Officer

SUBJECT: **LAFCO PROJECT #2023-05: FAIRFIELD ISLAND ANNEXATIONS PHASE 1– PITTMAN ROAD, BLESSED BAPTIST CHURCH, SUNSET APARTMENTS (APNS: 0044-080-170, 0044-080-160, 0037-160-040, 0037-160-060, 0037-060-480, 0037-060-490)**

Recommendation:

WAIVE the conducting authority proceedings pursuant to Government Code (GC) Section 56662.

CONSIDER and ADOPT the LAFCO Resolution finding the Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through:

- Categorical Exemption §15319 and §15303 for Pittman Road
- Reaffirmation of the City of Fairfield's Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
- Reaffirmation of the City of Fairfield's Mitigated Negative Declaration for Blessed Baptist Church

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the Pittman Road island to the City of Fairfield and related district reorganizations, (APN 0044-080-170 and 0044-080-160) (8.10 acres).

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the Sunset Avenue Apartment island to the City of Fairfield and related district reorganizations, (APN 0037-060-480 and 0037-060-490) (2.08 acres).

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the Blessed Baptist Church island to the City of Fairfield and related district reorganizations, (APN 0037-160-040 and 0037-160-060) (4.72 acres).

Executive Summary:

The City of Fairfield (City) is requesting to annex about 15 acres of Solano County jurisdictional island areas. The 15-acre proposal is comprised of 3 separate islands broken into 6 parcels (Attachment B – Maps of Islands). The islands are not contiguous to each other but are all substantially surrounded by the City of Fairfield. Additionally, the City requests the following

Commissioners

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

Alternate Commissioners

Robert Guerrero • Alma Hernandez • Wanda Williams

Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Tova Guevara, Office Administrator/Clerk • Mala Subramanian, Lead Legal Counsel

concurrent actions: annexation into Fairfield-Suisun Sewer District; and detachment from the Suisun Fire Protection District, Cordelia Fire Protection District, Special Road Fund 108, and Solano County Lighting Service Area.

The 3 islands are more generally referred to as (A-PR) Pittman Road, (B-SA) Sunset Apartments, (C-BBC) Blessed Baptist Church.

Staff is recommending that the Commission approve the island annexations because the proposal is consistent with the City of Fairfield's General Plan, Zoning, Sphere of Influence, and assists LAFCO in the legislative directive of correcting islands of jurisdiction to create logical boundaries.

The following staff report provides a detailed analysis of the Cortese-Knox-Hertzberg (CKH) Act's required seventeen factors (a-q) pursuant to GC Section 56668, and the Solano LAFCO adopted policies (Standards 1-11 per Section 56375(g)). The following report provides a discussion of I. Background; II. Project Description; III. Analysis of CEQA, Statutory, and Standards; IV. Conducting Authority; V. Summary of Findings and Determinations, and VI. Conclusions.

I. **Background:**

LAFCO "Islands"

One of LAFCO's primary legislative directives is to ensure the "logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible."¹ One very challenging aspect of meeting this directive is that of islands.

Islands are unincorporated urban pockets completely or substantially surrounded by the city to which annexation is proposed and are byproducts of the annexation and land use policies that existed prior to the 1970s. The law allows cities to annex urban pockets through a streamlined process that does not require protest proceedings or elections, provided the island meets special criteria.²

Most of the islands in Fairfield were developed back in the 1950s and 1960s and remain unincorporated for a variety of reasons. These include opposition to annexation by some pocket residents and/or property owners, cumbersome and expensive annexation procedures, and limited efforts by cities to annex them.

Phased Island Annexation Plan

In total, the City of Fairfield has nine (9) individual unincorporated islands (Attachment B). Of the nine, Fairfield has requested, by resolutions, to annex seven (7) of the individual islands.³ LAFCO staff recommended that these seven islands be advanced in two phases. Phase 1 includes three islands with proposed development that is consistent with the City of Fairfield's General Plan and Pre-zoning. Phase 2 constitutes the other four (4) islands which are existing

¹ Gov. Code. §56001

² Attachment A is the Cortese-Knox-Hertzberg Government Code §56375.3 for Island Annexations.

³ Of the 2 leftover islands, the Suisun City owns one, the other is not pre-zoned because of a 2020 moratorium.

residential units and required further community outreach.⁴ Phase 1 is the subject of this staff report. However, it is important to note that the Phase 1 Certificate of Completion will be conditioned on LAFCO receiving a complete application for Phase 2.

Upon annexation, the City of Fairfield will provide municipal services to the islands. Additionally, the Fairfield-Suisun Sewer District can provide sewer services to the developments.

II. Project Description:

The City of Fairfield is requesting to annex three (3) distinct islands that are substantially or completely surrounded by the City of Fairfield. The three islands are generally referred to as:

(A-PR) *Pittman Road*: (APN 0044-080-160, 0044-080-170) The two parcels total 8.1 acres and are 74% surrounded by Fairfield. This site is currently uninhabited and pre-zoned for commercial development consistent with the adjacent parcel to the north and south.

(B-SA) *Sunset Apartments*: (APN 0037-060-480, 0038-060-490) The two parcels total 4.72 acres and

are



100% surrounded by Fairfield. Both are vacant and undeveloped. The western parcel has been tentatively approved for the residential development of townhomes, consistent with Fairfield's General Plan and Pre-zoning of Low-Medium Density Residential. The eastern parcel is pre-zoned Open Space Conservation and is

owned by the Sacramento & San Joaquin Drainage District, which has not objected to annexation. (Appendix B.3)

(C-BBC) *Blessed Baptist Church*: (0037-160-040, 0037-160-060) The two parcels total 2.08 acres and is 100% surrounded by Fairfield and Suisun City. The western parcel is owned by the Blessed Baptist Church and is tentatively approved to be developed with a new church facility. The eastern parcel is an existing residential unit and is separately owned. The



⁴ Attachment C is the City of Fairfield's Notice of Community Meeting to the residents in the affected islands.

property owner has not objected to annexation. Church construction and residential use are consistent with Fairfield's General Plan and Pre-zoning of Residential-Medium Density.

Fairfield has requested this change of organization consistent with GC §56650 *et seq.* by City of Fairfield Resolution 2021-301 adopted on December 7, 2021 (Pittman), Resolution 2022-342 adopted on December 20, 2022 (Sunset Apt), and Resolution 2021-20 adopted on January 19, 2021 (BBC). All City of Fairfield resolutions are in the attached Appendices A.1, B.1, and C.1. With the annexation into the City of Fairfield, the islands will also be annexed into the Fairfield-Suisun Sewer District; and detached from the Cordelia Fire Protection District, Suisun Fire Protection District, Special Road, and Solano County Lighting Service Area.

III. **Project Analysis:**

California Environmental Quality Act (CEQA):

The City of Fairfield is the Lead Agency for the CEQA actions of the islands. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO can consider and reaffirm the CEQA determination of the lead agency. As such, LAFCO finds the change of organization for each island is consistent with the determinations of the City, as listed below.

- (A) Notice of Exemption under CEQA §15319 and §15303 for Pittman Road
- (B) Reaffirm the City of Fairfield's Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
- (C) Reaffirm the City of Fairfield's Mitigated Negative Declaration for Blessed Baptist Church

Statutory and Policy Considerations:

Per the requirements of the Cortese-Knox-Hertzberg (CKH) Act, the Commission is required to consider seventeen factors (a-q) pursuant to GC §56668. Island annexations are also subject to GC §56375.5, as outlined below. Additionally, the Commission must measure a proposal's consistency with its locally adopted policies (Standards 1-11 per Section 56375(g)) when reviewing an application for a change of organization or reorganization. The following subsections first provide staff analysis for the factors pursuant to the CKH Act followed by analysis and consistency statements with respect to the Commission's adopted Standards:

Statutory Factors to be Considered in Review of a Proposal (GC §56668(a-q)):

CKH requires the Commission to consider seventeen factors when reviewing proposals for a change of organization. The purpose is to ensure the Commission has reviewed these factors during its decision-making process. Each section includes a specific analysis for each individual island: (A-PR) Pittman Road; (B-SA) Sunset Apartments; (C-BBC) Blessed Baptist Church

a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

- (A-PR) This annexation is consistent with the City of Fairfield's Sphere of Influence, General Plan, and commercial zoning of the parcels. Adjacent parcels to the north and south of the island are zoned service commercial as well. The site is largely flat with a residential unit and accessory detached structure but is vacant. Across Pittman Road are existing

Agenda Item 7.A Fairfield Island Annexation Phase 1

residential developments within Fairfield. Commercial use of the island will support existing and potential future growth but is not likely to result in significant growth. Population and population density within the Fairfield boundary area will remain unchanged with this island annexation as it will be annexed for use consistent with Commercial Service zoning. The assessed valuation is \$860,653⁵ as of the 2022/23 assessment tax roll.

(B-SA) This annexation is consistent with the City of Fairfield's Sphere of Influence, General Plan, and zoning of the parcels for residential and open space. The island is surrounded by residential zoning and an existing school. The eastern parcel is a mostly flat existing drainage site owned and maintained by the Sacramento & San Joaquin Drainage District and will not increase the population. The western parcel of the island is flat and a small part of an approved residential development for 130 townhomes. Residential use will increase the population but will not be substantial, as the entire project is projected to house 351 persons⁶. The assessed valuation is \$84,243⁷ as of the 2022/23 assessment tax roll.

(C-BBC) This annexation is consistent with the City of Fairfield's Sphere of Influence, General Plan, and zoning of the parcels for residential purposes. The island is adjacent to existing residential development on the north train tracks and Suisun to the south, across from existing commercial development on the northwest, and across from a vacant commercial lot to the west. The island is flat and does not contain any drainage basins but is near an existing drainage canal. The western parcel is an existing residential development and will not be changed with annexation. The eastern parcel is proposed for the construction of a new church facility. The development of a church site will not increase growth or population but will serve the existing population. The assessed valuation is \$758,139⁸ as of the 2022/23 assessment tax roll.

b. The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

(A-PR) The island is substantially surrounded by Fairfield and is only accessible by Pittman Road which is primarily in Fairfield. The island is in the jurisdiction of the Cordelia Fire Protect District and the Solano County Sherriff. Upon annexation, Fairfield will provide fire and law enforcement services.

(B-SA) The island is surrounded by Fairfield and is only accessible by Sunset Avenue which is in Fairfield. The island is in the jurisdiction of the Suisun Fire Protect District and the Solano County Sherriff. Upon annexation, Fairfield will provide fire and law enforcement services.

(C-BBC) The island is substantially surrounded by Fairfield, with Suisun City on one side, and is only accessible by Sunset Avenue which is in Fairfield. The island is in the

⁵ (APN 0044-080-170) \$368,006 + (APN 0044-080-160) \$492,647

⁶ Standard population rate assumes 2.7 people per unit. 130 units multiplied by 2.8 persons equals 364 people.

⁷ (APN 0037-060-480) \$84,243 + (APN 0037-060-490) \$0

⁸ (APN 0037-160-040) \$136,705 + (APN 0037-160-060) \$621,434

jurisdiction of the Cordelia Fire Protect District and the Solano County Sherriff. Upon annexation, Fairfield will provide fire and law enforcement services.

The City of Fairfield and Fairfield-Suisun Sewer District are prepared to provide all services to the proposed development project. Fairfield and the Fairfield-Suisun Sewer District have existing water, storm drains, and sewer lines in the existing roadway. Annexation will not have any impact on their ability to serve adjacent areas. According to the City, the existing residential uses are connected to the existing sewer and water facilities already.

Not annexing the islands is against LAFCO's directive to clean up illogical jurisdictional boundaries, including correcting "out of boundary" service connections.

c. *The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.*

Detachment from the Fire Districts will have an economic impact on them, but Solano LAFCO Standard No. 11 requires mitigation to help compensate for the change. However, all three islands have been surrounded by the City of Fairfield for many years, therefore annexation into Fairfield will not negatively affect the District's ability to continue to serve other lands that remain in their jurisdiction. There are no effects on the local governmental structure of the County.

d. *The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377⁹.*

Annexation of all three islands will help Fairfield, Solano County, and the Fire Districts have more logical boundaries by removing the tiny pockets of different jurisdictional authorities. None of the islands will convert existing open space under Section 56377. Additionally, the annexation of the islands is consistent with Fairfield's SOI and General Plan for urban development of the islands that are consistent with existing development.

e. *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016¹⁰.*

None of the islands meet the definition of agricultural lands and therefore the annexation will not have an effect on agricultural lands.

f. *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.*

The map and geographic descriptions of all three islands have been reviewed and corrected by the County Surveyor per Commission policy. These documents provide certainty of the proposed boundary of the territory.

⁹ Conversion of existing open space.

¹⁰ "Agricultural lands" means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.

g. A regional transportation plan adopted pursuant to Section 65080.

This factor is not applicable as the islands are surrounded by the existing urban development of the City of Fairfield with primary access to Fairfield roads and existing transportation.

h. The proposal's consistency with city or county general and specific plans.

The annexation is consistent with Fairfield's General Plan.

i. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

The annexation is consistent with Fairfield's Sphere of Influence.

j. The comments of any affected local agency or other public agency.

Fairfield-Suisun Sewer District provided Will-Serve letters for all three islands. Appendices A.2, B.2, and C.2.

Cordelia Fire Protection District was contacted by Denova Homes regarding Island A and Island C on September 16, 2022. The two parties agreed to a "detachment fee" as part of LAFCO Standard No. 11. (Appendices A.3 and C.4)

Suisun Fire Protection District was notified by TK Consulting for Island B on February 13, 2023 and subsequently mailed a "detachment fee" check for \$1,666.79 as part of LAFCO Standard No. 11. (Appendices B.4)

The Master Tax Sharing Agreement applies.

k. The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Fairfield's individual project-level analysis has determined that the City has sufficient revenues and services for the annexations. Per Fairfield, all annexation fees have been paid by all three islands. The individual developers of the islands will be responsible for constructing relevant and necessary infrastructure for the urban development on site.

l. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

As noted above, the City will provide potable and non-potable water services to the property. Fairfield has existing water services sufficient for the annexation and urban development of the islands, consistent with their general plan and utilities plans.

m. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Agenda Item 7.A Fairfield Island Annexation Phase 1

(A-PR) This island is zoned Exclusive Agriculture 20 acre minimum by Solano County. The entire island is about 8 acres, making the island inconsistent with the current zoning. Fairfield requests to annex it for commercial use, consistent with the existing adjacent parcels. Annexation will not affect RHNA for the City of the County.

(B-SA) The island is zoned Rural Residential 2.5 acre minimum by Solano County. One parcel is 2.5 acres, but is operated as a detention basin and therefore cannot be used for residential units. The other parcel is 2.92 acres and vacant but surrounded by existing urban development which impedes well water and septic abilities. Therefore, this parcel cannot be developed under County standards to effect RHNA. This parcel is a small part of a larger residential development tentatively approved in Fairfield for 130 townhomes, which will help Fairfield with RHNA requirements. Annexation will not affect RHNA for the County but will assist Fairfield.

(C-BBC) This island is zoned Rural Residential 2.5 acre minimum by Solano County. One parcel is less than one acre and has existing residential units that are connected to City water and sewer. The other parcel is 1.28 acres and vacant but surrounded by existing urban development which impedes well water and septic abilities and therefore cannot be developed under County standards to help RHNA. Fairfield has tentatively approved the development of a church on this parcel. Annexation will not affect RHNA for the City of the County

n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

Fairfield held a neighborhood meeting for the residents and landowners of the existing residential development within the affected territory.¹¹ LAFCO participated in this outreach meeting held on Saturday, March 25, 2023, at 10:30 am at the Fairfield Civic Center Library. The resident adjacent to Island C attended. He did not oppose the annexation but had inquiries related to land use questions for Fairfield not applicable to LAFCO. Fairfield also mailed notices to each island and surrounding properties for all their public hearings regarding the annexation proposals.

LAFCO posted the 21-day public meeting notice in the newspaper in addition to mailing notices to the affected territories and surrounding properties.

As of the writing of this report, LAFCO does not have any active letters of opposition from landowners, voters, or residents of the affected territory.

o. Any information relating to existing land use designations.

(A-PR) Pre-zoned Commercial Services (CS)

(B-SA) Pre-zoned Residential Low-Medium Density (RLM) and Open Space Conservation (OSC)

(C-BBC) Pre-zoned Residential Medium (RM)

p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to

¹¹ Attachment C

ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

There are no environmental justice issues identified.

- q. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.***

This factor is not applicable as the property is located within the City limits and surrounded by existing urban development.

Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.**

A-PR is 74% surrounded by the City of Fairfield and is only accessible from a city road. Therefore, this island is substantially surrounded by the City.

B-SA is 100% surrounded by the City of Fairfield.

C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by Suisun City. It is only accessible from a Fairfield roadway. Therefore, this island is substantially surrounded by the City.

The islands are not prime agricultural land under §56064.

This factor is met for each island.

- (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.**

All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

- (C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.**

See the next section for a detailed discussion. This factor is met.

Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000.

The City of Fairfield initiated the island annexations in 2021 and 2022. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

This factor is met. Fairfield approved each island annexation by individual resolutions as follows:

A-PR: City Council Resolution 2022-301 (Appendices A.1)

B-SA: City Council Resolution 2022-342 (Appendices B.1)

C-BBC: City Council Resolution 2022-20 (Appendices C.1)

(3) It does not exceed 150 acres in area, and that area constitutes the entire island.

The annexation project is a total of 15.1 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.

Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities.

Island A-PR is 74% surrounded by the City of Fairfield making it substantially surrounded by the city that requests to annex. Island B-SA is 100% surrounded by the City of Fairfield making it surrounded by the city that requests to annex. Island C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by the City of Suisun making it substantially surrounded by the city that requests to annex. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area.

Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064.

The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

The islands will have access to municipal services provided by the City and Fairfield-Suisun Sewer District. Additionally, the small, vacant parcels will be able to develop under City standards, which allows more options than County. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.

The existing master tax-sharing agreement applies. This factor is met.

In conclusion, the Fairfield Island Annexations Phase 1 project meets the factors necessary to meet the “Island” provision and to waive the protest and election process.

Solano LAFCO Adopted Standards (GC §56375(g)):

Solano LAFCO has 11 locally adopted standards that must be evaluated. The following is an analysis of the proposal’s consistency with those Standards 1-11.

Standard	Policy Consistency	Analysis
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	The islands are within Fairfield’s SOI, therefore annexation is consistent with the SOI.
2. Change of Organization and Reorganization to the Limits of the SOI Boundaries	N/A	The islands will be annexed into Fairfield’s city limits and Fairfield-Suisun Sewer District. The islands will be detached from Suisun Fire Protection District, Cordelia Fire Protection District, Special Road Fund No. 108, and Solano County Lighting Service Area. (Attachment D)

Agenda Item 7.A Fairfield Island Annexation Phase 1

Standard	Policy Consistency	Analysis
3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance	Consistent	The islands have all been pre-zoned consistent with the current Fairfield General Plan as follows: A-PR: Commercial Service (CS) B-SA: Residential Low Medium and Open Space Conservation (RLM, OSC) C-BBC: Residential Medium (RM)
4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City’s SOI Boundary	N/A	The islands are substantially or completely surrounded by the City of Fairfield. The change of organization is consistent with the County’s General Plan showing the properties as part of urban development.
5. Requirement for Pre-Approval	Consistent	Fairfield approved the islands for annexation by separate resolutions for each island, as follows: A-PR: City Council Resolution 2022-301 (Appendices A.1) B-SA: City Council Resolution 2022-342 (Appendices B.1) C-BBC: City Council Resolution 2022-20 (Appendices C.1)
6. Effect on Natural Resources (California Environmental Quality Act – CEQA)	Consistent	Annexing the islands is consistent with CEQA by the following: A-PR: Exempt under §15319 and §15303 B-SA: Mitigated Negative Declaration (SCH# 2022080702) C-BBC: Mitigated Negative Declaration
7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits	Consistent	The legal description and map for each island are attached as Appendices A.4, B.6, C.5.
8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory	Consistent	Annexation of the islands will not create significant growth because of the restrictive size of the islands. Annexing the islands will not have an effect on other incorporated or unincorporated territories because it is consistent with Fairfield General Plan and SOI.
9. Protection of Prime Agricultural Land	N/A	The islands do not include prime agricultural land under §56064.

Standard	Policy Consistency	Analysis
<p>10. Provision and Cost of Community Services</p>	<p>N/A</p>	<p>The City of Fairfield and Fairfield-Suisun Sewer District will provide municipal services to all the islands. Appendices A.2, B.2, and C.2 include all the will-serve letters related to other community services. The cost of service connections is the responsibility of the property developers. Master tax agreement applies.</p>
<p>11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure</p>	<p>Consistent</p>	<p>Annexing the islands assists to create clear and logical boundaries which help service providers to better serve and respond. These annexations do not affect the local government structure.</p>

IV. Conducting Authority (Protest Hearing) Proceeding:

The island annexations may be approved without protest and election because the project is consistent with Gov. Code. §56375.3¹²: the total acreage for the island annexations of Phase 1 and Phase 2 is less than 150 acres and constitutes the entirety of each individual unincorporated island; each individual island is completely surrounded or substantially surrounded by the City of Fairfield; each individual island is substantially developed or will be developing consistent with existing pre-zoning; each individual island can be served by Fairfield and Fairfield-Suisun Sewer District municipal services and each individual island will benefit from the ability to be served; the land is not prime ag land; and Solano County and Fairfield agree on the existing Tax Sharing Agreement.

V. Summary of Findings and Determinations:

Staff recommends the following findings and determinations based on project research and analysis included in prior sections of this document, State law, and the Commission’s adopted policies:

1. The subject island annexations are consistent with the City of Fairfield’s SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.

¹² Attachment A

Agenda Item 7.A Fairfield Island Annexation Phase 1

5. The subject proposal area is “uninhabited” as defined by Government Code (GC) §56079.5. Application for the subject annexation is made subject to GC §56650 et seq. by resolutions of the City of Fairfield.
6. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
7. The Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through:
 - Notice of Exemption §15319 and §15303 for Pittman Road
 - Reaffirm the City of Fairfield's Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
 - Reaffirm the City of Fairfield's Mitigated Negative Declaration for Blessed Baptist Church
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$2,120.36 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

VI. Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:

Staff recommends that the Commission approve the proposed change of organization with the following terms and conditions of approval:

1. The Commission orders the change of organization without an election as provided by GC §53675 and GC §56375.3.
2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00. (\$128.00 per parcel)
4. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.
5. To fulfill the agreements between the property owners and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 1 shall submit proof of payment to the Suisun Fire Protection District of \$15,542.77 and \$19,122.85 to Cordelia Fire Protection District to mitigate impacts.

6. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 1, the Fairfield Island Annexations Phase 2 application shall be submitted and deemed complete.

VII. Conclusion:

In conclusion, the Fairfield Island Annexations Phase 1 meets the requirements for island annexations under GC §53675 and GC §56375.3 because the annexing 15 acres of separate unincorporated islands that are substantially or completely surrounded by the City of Fairfield creates clear logical boundaries and supports orderly growth. Phase 1 also supports and promotes the Phase 2 set of island annexations.

Attachments:

Action Item: LAFCO Resolution finding the Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through:

- Notice of Exemption §15319 and §15303 for Pittman Road
- Reaffirm the City of Fairfield's Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
- Reaffirm the City of Fairfield's Mitigated Negative Declaration for Blessed Baptist Church

Action Item: LAFCO Resolution approving the annexation of the Pittman Road site to the City of Fairfield and related district reorganizations, (APN 0044-080-170 and 0044-080-160) (8.10 acres)

Action Item: LAFCO Resolution approving the annexation of the Sunset Avenue Apartment site to the City of Fairfield and related district reorganizations, (APN 0037-060-480 and 0037-060-490) (2.08 acres)

Action Item: LAFCO Resolution approving the annexation of the Blessed Baptist Church site to the City of Fairfield and related district reorganizations, (APN 0037-160-040 and 0037-160-060) (4.72 acres)

Appendix A: Island A – Pittman Road Documents

Appendix B: Island B – Sunset Apartment Documents

Appendix C: Island C – Blessed Baptist Church Documents

Attachment A: Cortese-Knox-Hertzberg Island Annexations Government Code Sections

Attachment B: LAFCO Map of Existing Islands in City of Fairfield

Attachment C: City of Fairfield Community Meeting Letter for Property Owners

Attachment D: Location Maps for Each Island

Attachment E: Tax Exchange Letter

LAFCO RESOLUTION 2023-

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY FINDING THE FAIRFIELD ISLAND ANNEXATIONS PHASE 1
PROJECT TO BE CONSISTENT WITH THE CALIFORNIA ENVIRONMENTAL ACT
(APNS: 0044-080-170, 0044-080-160, 0037-160-040, 0037-160-060, 0037-060-480,
0037-060-490)
(LAFCO PROJECT 2023-05)**

WHEREAS, Solano Local Agency Formation Commission (LAFCO) received an application for the City of Fairfield to annex approximately 15.1 acres that consists of 3 separate islands broken into 6 parcels; and

WHEREAS, the 3 islands are more generally referred to as: Pittman Road (APNs 0044-080-170, 0044-080-160), Sunset Apartments (APNs, 0037-160-040, 0037-160-060,) and Blessed Baptist Church (APNs 0037-060-480, 0037-060-490); and

WHEREAS, the City Council of the City of Fairfield adopted three separate resolutions for each individual island as follows:

- (A) Fairfield Resolution 2021-301: Categorical Exemption §15319 and §15303 for Pittman Road;
- (B) Fairfield Resolution 2022-342: Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702);
- (C) Fairfield Resolution 2021-20: Mitigated Negative Declaration for Blessed Baptist Church; and

WHEREAS, Pursuant to Section 15096 of the CEQA Guidelines, Solano LAFCO can consider and reaffirm the CEQA determination of the lead agency; and

NOW, THEREFORE BE IT RESOLVED that Solano LAFCO does resolve, declare, determine, and order the following:

- 1. Find Pittman Road Island annexation to be Categorical Exemption under §15319 and §15303;
- 2. Reaffirm the City of Fairfield's Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702);
- 3. Reaffirm the City of Fairfield's Mitigated Negative Declaration for Blessed Baptist Church;

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 14th day of August 2023, by the following vote:

Agenda Item 7.A Fairfield Island Annexation Phase 1

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Christina Love, Deputy Executive Officer

Attachments (Incorporated by Reference)

- Exhibit A: NOE for Pittman Road
- Exhibit B: Sunset Apartments Mitigation Negative Declaration
- Exhibit C: Blessed Baptist Church Mitigation Negative Declaration

Agenda Item 7.A Fairfield Island Annexation Phase 1

7.A Action Item: Pittman Road Approval

LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE PITTMAN ROAD
ISLAND TO THE CITY OF FAIRFIELD AND RELATED DISTRICT REORGANIZATIONS,
(APN 0044-080-170 AND 0044-080-160) (8.10 ACRES)
(LAFCO PROJECT 2023-05)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 15.1 acres that consist of 3 separate islands broken into 6 parcels more generally referred to as: Pittman Road (APNs 0044-080-170, 0044-080-160), Sunset Apartments (APNs, 0037-160-040, 0037-160-060,) and Blessed Baptist Church (APNs 0037-060-480, 0037-060-490); and

WHEREAS, the Commission's action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Area; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of April 6, 2023; and

WHEREAS, the City of Vacaville and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 has reviewed this proposal and prepared a report including his recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the City of Fairfield, as the lead agency, determined that annexing Pittman Road island into the City is exempt from CEQA under §15319 and §15303; and,

WHEREAS, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, and the City's general plan; and,

Agenda Item 7.A Fairfield Island Annexation Phase 1

WHEREAS, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. A-PR is 74% surrounded by the City of Fairfield and is only accessible from a city road. Therefore this island is substantially surrounded by the City. B-SA is 100% surrounded by the City of Fairfield. C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by Suisun City. It is only accessible from a Fairfield roadway. Therefore, this island is substantially surrounded by the City. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service area/SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations in 2021 and 2022. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by individual resolutions as follows:

A-PR: City Council Resolution 2022-301 (Appendices A.1)

B-SA: City Council Resolution 2022-342 (Appendices B.1)

C-BBC: City Council Resolution 2022-20 (Appendices C.1)

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 15.1 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated

Agenda Item 7.A Fairfield Island Annexation Phase 1

islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. Island A-PR is 74% surrounded by the City of Fairfield making it substantially surrounded by the city that requests to annex. Island B-SA is 100% surrounded by the City of Fairfield making it surrounded by the city that requests to annex. Island C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by the City of Suisun making it substantially surrounded by the city that requests to annex. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands will have access to municipal services provided by the City and Fairfield-Suisun Sewer District. Additionally, the small, vacant parcels will be able to develop under City standards, which allow more options than County. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

WHEREAS, the Commission does hereby make the following findings and determinations regarding the proposal:

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical

Agenda Item 7.A Fairfield Island Annexation Phase 1

extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.

5. The subject proposal area is “uninhabited” as defined by Government Code (GC) §56079.5. Application for the subject annexation is made subject to GC §56650 et seq. by resolutions of the City of Fairfield.
6. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
7. The Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through (LAFCO Reso 2023-XX):
 - Notice of Exemption §15319 and §15303 for Pittman Road
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Blessed Baptist Church
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject annexations will not result in negative impacts on the cost and adequacy of services otherwise provided by the City of Fairfield to adjacent areas within their service boundaries.
10. The Fairfield Island Annexations Phase 1 will result in a loss of \$2,120.36 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, that the proposal is consistent with its adopted written Standards 1-11.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. The Fairfield Island Annexation Phase 1, specifically the Pittman Road Island; is approved, subject to the conditions listed below.
2. The Pittman Road island territory is annexed as proposed and as set forth and described in the attached descriptive map and geographical description marked “Exhibit A” and by this reference incorporated herein.
3. Pursuant to §15319 and §15303 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The Pittman Road island territory includes approximately 8.10 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Agenda Item 7.A Fairfield Island Annexation Phase 1

Fairfield Island Annexations Phase 1

5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Area
7. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
8. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:

1. The Commission orders the change of organization without an election as provided by GC §53675 and GC §56375.3.
2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$500.00.
3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00. (\$128.00 per parcel)
4. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.
5. To fulfill the agreements between the property owners and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 1 shall submit proof of payment to the Suisun Fire Protection District of \$15,542.77 and \$19,122.85 to Cordelia Fire Protection District to mitigate impacts.
6. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 1, the Fairfield Island Annexations Phase 2 application shall be submitted and deemed complete.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 14th day of July 2023, by the following vote:

Agenda Item 7.A Fairfield Island Annexation Phase 1

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Christina Love, Deputy Executive Officer

Exhibit A – Legal Description and Map Pittman Road Property

Agenda Item 7.A Fairfield Island Annexation Phase 1

7.A Action Item: Sunset Apartments Approval

LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE SUNSET AVENUE
APARTMENT SITE TO THE CITY OF FAIRFIELD AND RELATED DISTRICT
REORGANIZATIONS, (APN 0037-060-480 AND 0037-060-490) (2.08 ACRES)
(LAFCO PROJECT 2023-05)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 15.1 acres that consist of 3 separate islands broken into 6 parcels more generally referred to as: Pittman Road (APNs 0044-080-170, 0044-080-160), Sunset Apartments (APNs, 0037-160-040, 0037-160-060,) and Blessed Baptist Church (APNs 0037-060-480, 0037-060-490); and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Aera; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of April 6, 2023; and

WHEREAS, the City of Vacaville and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 has reviewed this proposal and prepared a report including his recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the City of Fairfield, as the lead agency, adopted a Mitigated Negative Declaration (SCH# 2022080702) finding that the annexation of the Sunset Apartments island has a less than significant impact at a duly notice City Council hearing on December 6, 2022; and,

WHEREAS, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, and the City’s general plan; and,

Agenda Item 7.A Fairfield Island Annexation Phase 1

WHEREAS, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. A-PR is 74% surrounded by the City of Fairfield and is only accessible from a city road. Therefore this island is substantially surrounded by the City. B-SA is 100% surrounded by the City of Fairfield. C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by Suisun City. It is only accessible from a Fairfield roadway. Therefore, this island is substantially surrounded by the City. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service area/SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations in 2021 and 2022. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by individual resolutions as follows:

A-PR: City Council Resolution 2022-301 (Appendices A.1)

B-SA: City Council Resolution 2022-342 (Appendices B.1)

C-BBC: City Council Resolution 2022-20 (Appendices C.1)

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 15.1 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated

Agenda Item 7.A Fairfield Island Annexation Phase 1

islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. Island A-PR is 74% surrounded by the City of Fairfield making it substantially surrounded by the city that requests to annex. Island B-SA is 100% surrounded by the City of Fairfield making it surrounded by the city that requests to annex. Island C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by the City of Suisun making it substantially surrounded by the city that requests to annex. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands will have access to municipal services provided by the City and Fairfield-Suisun Sewer District. Additionally, the small, vacant parcels will be able to develop under City standards, which allow more options than County. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

WHEREAS, the Commission does hereby make the following findings and determinations regarding the proposal:

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical

Agenda Item 7.A Fairfield Island Annexation Phase 1

extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.

5. The subject proposal area is “uninhabited” as defined by Government Code (GC) §56079.5. Application for the subject annexation is made subject to GC §56650 et seq. by resolutions of the City of Fairfield.
6. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
7. The Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through (LAFCO Reso 2023-XX):
 - Notice of Exemption §15319 and §15303 for Pittman Road
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Blessed Baptist Church
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject annexations will not result in negative impacts on the cost and adequacy of services otherwise provided by the City of Fairfield to adjacent areas within their service boundaries.
10. The Fairfield Island Annexations Phase 1 will result in a loss of \$2,120.36 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, that the proposal is consistent with its adopted written Standards 1-11.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. The Fairfield Island Annexation Phase 1, specifically the Sunset Apartments island; is approved, subject to the conditions listed below.
2. The Sunset Apartments island territory is annexed as proposed and as set forth and described in the attached descriptive map and geographical description marked “Exhibit A” and by this reference incorporated herein.
3. Pursuant to CEQA §15096, LAFCO reaffirms the City of Fairfield's Mitigated Negative Declaration for Sunset Apartments (SCH# 2022080702).
4. The Sunset Apartments island territory includes approximately 2.08 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Agenda Item 7.A Fairfield Island Annexation Phase 1

Fairfield Island Annexations Phase 1

5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Area
7. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
8. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:

1. The Commission orders the change of organization without an election as provided by GC §53675 and GC §56375.3.
2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$350.00.
3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00. (\$128.00 per parcel)
4. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC §57202.
5. To fulfill the agreements between the property owners and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 1 shall submit proof of payment to the Suisun Fire Protection District of \$15,542.77 and \$19,122.85 to Cordelia Fire Protection District to mitigate impacts.
6. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 1, the Fairfield Island Annexations Phase 2 application shall be submitted and deemed complete.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 14th day of July 2023, by the following vote:

Agenda Item 7.A Fairfield Island Annexation Phase 1

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Christina Love, Deputy Executive Officer

Exhibit A – Legal Description and Map Sunset Apartments Property

Agenda Item 7.A Fairfield Island Annexation Phase 1

7.A Action Item: Blessed Baptist Church Approval
LAFCO RESOLUTION NO. 2023-xx

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE BLESSED BAPTIST CHURCH SITE TO THE CITY OF FAIRFIELD AND RELATED DISTRICT REORGANIZATIONS, (APN 0037-160-040 AND 0037-160-060) (4.72 ACRES) (LAFCO PROJECT 2023-05)

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 15.1 acres that consist of 3 separate islands broken into 6 parcels more generally referred to as: Pittman Road (APNs 0044-080-170, 0044-080-160), Sunset Apartments (APNs, 0037-160-040, 0037-160-060,) and Blessed Baptist Church (APNs 0037-060-480, 0037-060-490); and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Aera; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of April 6, 2023; and

WHEREAS, the City of Vacaville and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 has reviewed this proposal and prepared a report including his recommendations, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the City of Fairfield, as the lead agency, adopted a Mitigated Negative Declaration for the Blessed Baptist Church development and annexation at a duly notice City Council hearing on January 19, 2021; and,

WHEREAS, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, and the City’s general plan; and,

Commissioners

John Vasquez, Chair • Nancy Shopay, Vice-Chair • Ron Rowlett • Harry Price • Jim Spring

Alternate Commissioners

Robert Guerrero • Ron Kott • Mitch Mashburn

Staff

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Mala Subramanian, Lead Legal Counsel

Agenda Item 7.A Fairfield Island Annexation Phase 1

WHEREAS, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. A-PR is 74% surrounded by the City of Fairfield and is only accessible from a city road. Therefore this island is substantially surrounded by the City. B-SA is 100% surrounded by the City of Fairfield. C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by Suisun City. It is only accessible from a Fairfield roadway. Therefore, this island is substantially surrounded by the City. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service area/SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations in 2021 and 2022. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by individual resolutions as follows:

A-PR: City Council Resolution 2022-301 (Appendices A.1)

B-SA: City Council Resolution 2022-342 (Appendices B.1)

C-BBC: City Council Resolution 2022-20 (Appendices C.1)

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 15.1 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated

Agenda Item 7.A Fairfield Island Annexation Phase 1

islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. Island A-PR is 74% surrounded by the City of Fairfield making it substantially surrounded by the city that requests to annex. Island B-SA is 100% surrounded by the City of Fairfield making it surrounded by the city that requests to annex. Island C-BBC is 80% surrounded by the City of Fairfield and 20% surrounded by the City of Suisun making it substantially surrounded by the city that requests to annex. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands will have access to municipal services provided by the City and Fairfield-Suisun Sewer District. Additionally, the small, vacant parcels will be able to develop under City standards, which allow more options than County. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

WHEREAS, the Commission does hereby make the following findings and determinations regarding the proposal:

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical

Agenda Item 7.A Fairfield Island Annexation Phase 1

extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.

5. The subject proposal area is “uninhabited” as defined by Government Code (GC) §56079.5. Application for the subject annexation is made subject to GC §56650 et seq. by resolutions of the City of Fairfield.
6. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
7. The Fairfield Island Annexations Phase 1 to be consistent with California Environmental Quality Act (CEQA) through (LAFCO Reso 2023-XX):
 - Notice of Exemption §15319 and §15303 for Pittman Road
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Sunset Avenue Apartments (SCH# 2022080702)
 - Reaffirm the City of Fairfield’s Mitigated Negative Declaration for Blessed Baptist Church
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject annexations will not result in negative impacts on the cost and adequacy of services otherwise provided by the City of Fairfield to adjacent areas within their service boundaries.
10. The Fairfield Island Annexations Phase 1 will result in a loss of \$2,120.36 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, that the proposal is consistent with its adopted written Standards 1-11.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED as follows:

1. The Fairfield Island Annexation Phase 1, specifically the Blessed Baptist Church Island; is approved, subject to the conditions listed below.
2. The Blessed Baptist Church island territory is annexed as proposed and as set forth and described in the attached descriptive map and geographical description marked “Exhibit A” and by this reference incorporated herein.
3. Pursuant to §15319 and §15303 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The Blessed Baptist Church island territory includes approximately 4.72 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Agenda Item 7.A Fairfield Island Annexation Phase 1

Fairfield Island Annexations Phase 1

5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Aera
7. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
8. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:

1. The Commission orders the change of organization without an election as provided by GC §53675 and GC §56375.3.
2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$350.00.
3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00. (\$128.00 per parcel)
4. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.
5. To fulfill the agreements between the property owners and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 1 shall submit proof of payment to the Suisun Fire Protection District of \$15,542.77 and \$19,122.85 to Cordelia Fire Protection District to mitigate impacts.
6. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 1, the Fairfield Island Annexations Phase 2 application shall be submitted and deemed complete.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 14th day of July 2023, by the following vote:

Agenda Item 7.A Fairfield Island Annexation Phase 1

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Christina Love, Deputy Executive Officer

Exhibit A – Legal Description and Map Blessed Baptist Church Property

APPENDIX A

PITTMAN ROAD ISLAND DOCUMENTS

1. City of Fairfield City Council Approval Actions
2. Will Serve Letters
3. Cordelia Fire Protection District Standard No. 11 Notice
4. Pittman Road Island Map and Legal Description

CITY OF FAIRFIELD**RESOLUTION NO. 2021-301****RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD FINDING THE PROPOSED ANNEXATION (ANX2020-001) OF ±8.07 ACRES LOCATED OFF OF PITTMAN ROAD (APNS: 0044-080-160 AND 0044-080-170) CONSISTENT WITH THE CITY'S GENERAL PLAN AND MUNICIPAL SERVICE REVIEW; AND REQUEST THE SOLANO LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY**

WHEREAS, On July 30, 2020, an Annexation application (ANX2020-001; ER2020-026) for a proposed 8.07-acre site annexation located off Pittman Road (APNs: 0044-080-170 and 0044-080-160) (Project) was properly filed with the Department of Community Development in accordance with the rules and regulations governing the official filing of such applications; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 26, 2021, approving Resolution 2021-013 recommending City Council find the proposed annexation consistent with the City's General Plan and Municipal Service Review; and request Solano Local Agency Formation Commission (LAFCO) to initiate proceedings for the reorganization of territory; and

WHEREAS, the commission has determined that the Project is categorically exempt (ER2020-026) from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section 15319 Annexation of Existing Facilities and Lots for Exempt Facilities) which exempts (a) annexations to a city of areas containing existing private uses and structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and (b) annexations of individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303. The property proposed for annexation is developed with a single-family home to the density allowed by the zoning of Solano County, with no changes currently proposed to the existing structures. The City has the capacity to serve the property, and upon annexation will provide utility services. The Project is further exempt under Section 15061(b)(3) of the CEQA Guidelines, which states that CEQA only applies to projects which have the potential to have a significant effect on the environment. The annexation will not change the use of the property, and further environmental review will be conducted if development applications are submitted to the City; and

WHEREAS, the council has held a duly noticed public hearing on December 7, 2021. Substantial factual information regarding the proposed Project was presented in staff reports and through oral presentations before the council, and the council considered all public testimony and information presented during the public hearing regarding this application; and

WHEREAS, the council has determined the following findings exist in support of this Annexation request:

- (a) The proposed annexation is consistent with the goals, policies, and objectives of the General Plan. *The site is designated CS on the General Plan Land Use Diagram. The annexation is necessary order to obtain the provision of City services, such as sewer and water. The proposed annexation is consistent with the following General Plan Objectives: Objective LU 4: Achieve a rate of growth that is consistent with the provision of public facilities and services, that balances jobs and housing, and that does not result in the degradation of the natural environment. (See Objectives CI 1, PF 1, and ED 3). Policy LU 4.1: Expand the city limits only in conformance with the Comprehensive Annexation Plan. Objective ED 4: Select commercial and industrial locations which are convenient, while compatible with the growth and future service needs of the community. Policy PF 1.2: Encourage the concurrent (as opposed to piecemeal) annexation of adjacent unincorporated properties in order to facilitate the formation of assessment districts, Mello-Roos districts, and other financial mechanisms which will provide public facilities in an efficient and effective manner; and*
- (b) The proposed annexation would not be detrimental to the public interest, health, safety, or welfare of the city. *Annexation of the site would not be detrimental to the public interest, health, safety or welfare of the city. Annexation is necessary to facilitate future development of the site within the City of Fairfield. Future development proposals shall be subject to the review and approval of the City of Fairfield, including CEQA review, to ensure development will not bear an adverse effect on the general welfare of the surrounding neighborhoods and the City; and*
- (c) The proposed annexation is consistent with the 2012 Municipal Service Review. *The project site is within of the City's "Sphere of Influence" and has been analyzed in the most recent 2012 Municipal Service Review, where the site is identified as an annexation site within the City's planned growth areas (Section B.1.A). The Project will require LAFCO approval of the proposed reorganization.*

WHEREAS, the council desires to initiate proceedings pursuant to the Cortese-Knox-Hertberg Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would annex territory to the City.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The annexation of the property described in Exhibit A is hereby found consistent with the General Plan and Focused Municipal Service Review. The LAFCO is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 7th day of December 2021, by the following vote:

AYES: COUNCILMEMBERS: PRICE / BERTANI / MOY / PANDURO / TIMM / TONNESEN / VACCARO

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

Kevin T. Price
MAYOR

ATTEST:

Karen L. Rees
CITY CLERK



FAIRFIELD-SUISUN SEWER DISTRICT

1010 Chadbourne Road • Fairfield, California 94534 • (707) 429-8930 • www.fssd.com

8/3/2021

Enter File No.

Denova Homes
1500 Willow Pass Court
Concord, CA 94520
Attention: Peter Giles

RE: Wastewater Service for Parcels 535 Pittman Rd and 475 Pittman Rd

Dear Mr. Giles:

Thank you for contacting the District regarding sewer service for 535 Pittman Rd (APN 0044080160) and 475 Pittman Rd (APN 0044080170) located in Old Cordelia, Fairfield.

According to our records, these parcels are currently being served by Fairfield-Suisun Sewer District (District) with a single service to each parcel. The District typically does not extend service to parcels outside the city limits of Fairfield and Suisun City, however according to an agreement initially recorded May 13, 2003 and amended in 2004 between Solano County and the District (attached), the Local Agency Formation Commission (LAFCO) identified parcels eligible for connection, this being the two parcels of interest. Per Subsection 2.1.c, sewer service is currently limited to a single unit per parcel.

Having said that, should you pursue the annexation of these parcels to the City of Fairfield as mentioned in your email dated July 29, 2021, the District is obligated to provide sewer service to all development within these parcels, in accordance with the established City zoning designations. Development of these parcels was considered in the District's most recent sewer model. About 8000 gallons per day are expected from the combined parcels in 2035. Any anticipated sewer flows above and beyond this amount will require a downstream collection system evaluation, and the developer is responsible for funding the evaluation as well as funding all projects required to address downstream sewer impacts. Also, note that capacity fees must be paid in order to secure entitlement to sewer capacity.

Should there be additional questions about this matter, feel free to reach out to either Meg Herston or Nellie Dimalanta. We look forward to working with you as developments are made for this area.

Sincerely,

N Dimalanta

Nellie Dimalanta
GIS Coordinator

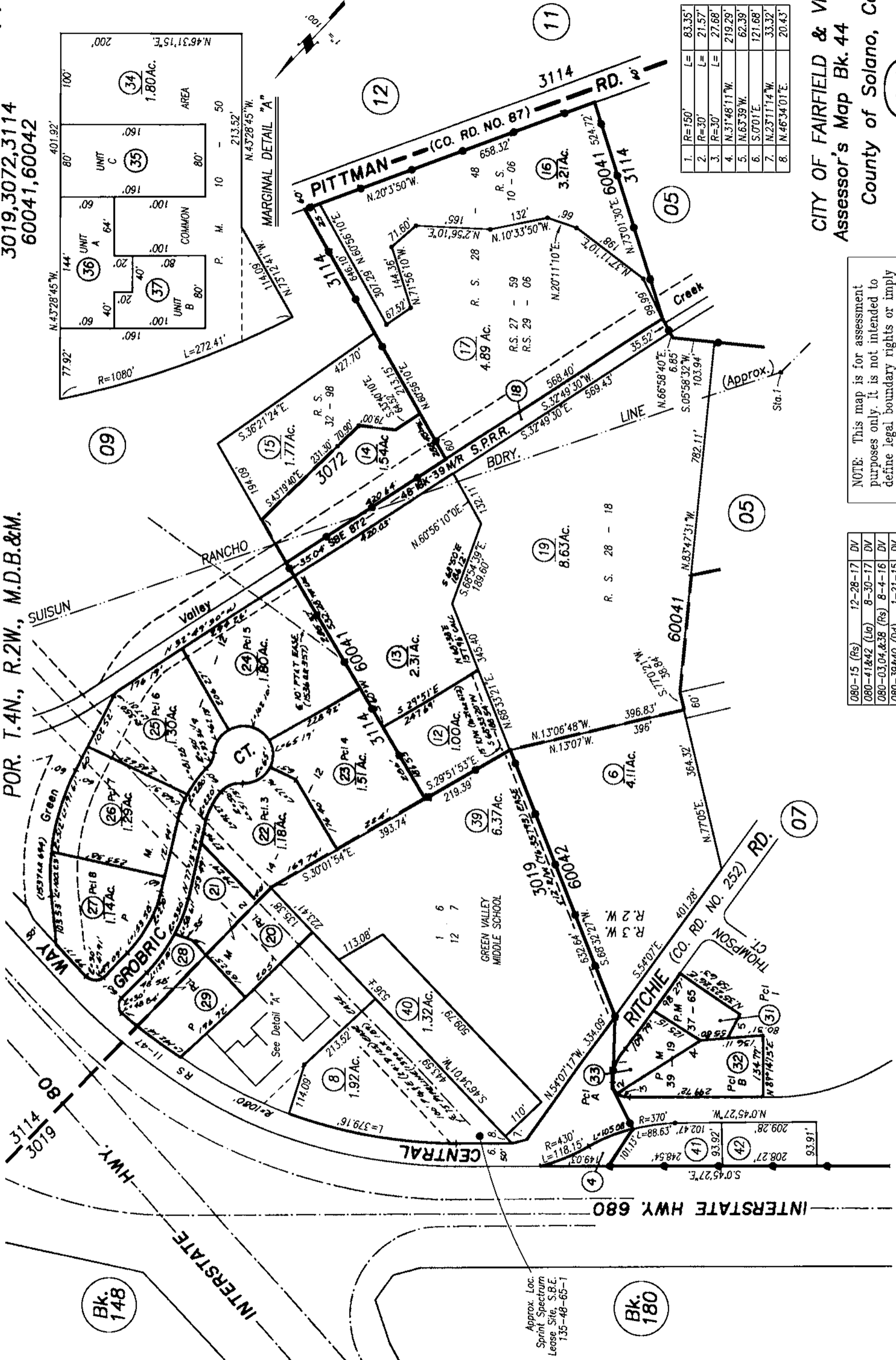
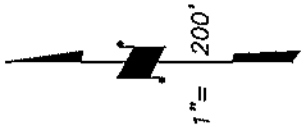
Attachments

cc:

44-08

Tax Area Code
 3019,3072,3114
 60041,60042

POR. LOT 37, SUISUN RANCHO
 POR. T.4N., R.2W., M.D.B.&M.



1.	R=150'	L=	83.35'
2.	R=30'	L=	21.57'
3.	R=30'	L=	27.68'
4.	N.31°48'11"W		219.29'
5.	N.63°39'W		62.39'
6.	S.07°01'E		121.68'
7.	N.23°11'14"W		33.32'
8.	N.46°34'01'E		20.43'

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

REVISION	DATE	BY
080-15 (Rs)	12-28-17	DV
080-41&42 (Ltg)	8-30-17	DV
080-03,04,&38 (Rs)	8-4-16	DV
080-39&40 (Dgd)	1-21-15	DV

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

CITY OF FAIRFIELD & VICINITY
 Assessor's Map Bk. 44 Pg. 08
 County of Solano, Calif.

18-19

AGREEMENT TO PROVIDE DISPOSAL OF SEWAGE

THIS AGREEMENT is made and entered into this 13th day of May, 2003, by and between the FAIRFIELD-SUISUN SEWER DISTRICT, hereinafter referred to as "DISTRICT," and the COUNTY OF SOLANO, hereinafter referred to as "COUNTY."

Recitals

WHEREAS, DISTRICT and COUNTY wish to enter into an agreement to provide for disposal of sewage emanating from certain buildings outside of the DISTRICT, and

WHEREAS, the DISTRICT'S enabling act allows the DISTRICT, pursuant to California Government Code Section 56133, to contract with COUNTY for disposal of sewage emanating from buildings outside of the DISTRICT if the District Board makes certain determinations; and

WHEREAS, a network of sewers exists, hereinafter referred to collectively as COLLECTION SYSTEM, which is capable of transporting sewage to DISTRICT'S sewage treatment plant; and

WHEREAS, DISTRICT operating under rules and regulations mandated by both state and federal regulations, is capable of providing said sewage service; and

WHEREAS, DISTRICT and COUNTY further wish to establish policies and procedures to govern the provision of sewer service to parcels within COUNTY that are connected to COLLECTION SYSTEM; and

WHEREAS, land parcels within the COUNTY connected to the COLLECTION SYSEM and receiving DISTRICT sanitary sewer service as of March 1, 2002 shall continue to be eligible to receive sewer service as shown in Attachment A "Existing Sewer Service Parcel Table – Suisun Valley Road"; Attachment B "Existing Sewer Service Parcel Map – Suisun Valley Road"; Attachment C "Existing Sewer Service Parcel Table – Old Cordelia"; and Attachment D "Existing Sewer Service Parcel Map – Old Cordelia", attached hereto and incorporated herein by reference; and

WHEREAS, the DISTRICT has determined that the Agreement furthers the protection of public health and safety and is in the best interests of the DISTRICT .

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements set forth herein, the parties do hereby agree as follows:

Agreement

1. SEWER CONNECTION POLICY. The DISTRICT AND COUNTY shall authorize connections to the COLLECTION SYSTEM as follows. For the purpose of this Agreement, "Connection" is defined as a sewer lateral directly or indirectly connecting a single parcel of land to COLLECTION SYSTEM for the purpose of providing sanitary sewer service to such parcel of land.
 - a. Eligible Parcels. Land parcels within the COUNTY eligible to connect to COLLECTION SYSTEM for the purpose of receiving DISTRICT sanitary sewer service under this Agreement are listed in Attachment E "Sewer Service Parcel Eligibility Table – Suisun Valley Road; Attachment F "Sewer Service Parcel Eligibility Map – Suisun Valley Road"; Attachment G "Sewer Service Parcel Eligibility Table – Old Cordelia"; and Attachment H

“Sewer Service Parcel Eligibility Map – Old Cordelia”, attached hereto and incorporated herein by reference. Eligible parcels may connect to the COLLECTION SYSTEM upon finding of a Sewage-related Health Hazard by the Solano County Health Officer or his duly authorized representative as defined in paragraph 1.b. below. Both parties acknowledge that Attachments E, F, G, and H are the initial lists and maps and may be modified by future amendments to this Agreement.

Existing Service Parcels and Eligible Parcels are hereinafter referred to as PARCELS.

- b. Sewage-related Health Hazard is defined as the ineffective treatment and disposal of waste water resulting in the surfacing of sewage effluent, the degradation of water quality, and/or any condition resulting from the use or operation of a sewage treatment and disposal system which creates the potential for the transmission of disease, illness or environmental pollution, as determined by the Solano County Health Officer or his duly authorized representative.
 - c. Connection to COLLECTION SYSTEM. Unless otherwise approved in writing by DISTRICT, all connections to COLLECTION SYSTEM shall be made with a single sewer lateral serving the PARCEL.
 - d. Secondary Living Units. In the case of PARCELS that are zoned RE-1 or RE-1/2, one (1) additional connection shall be permitted to provide sanitary sewer service to not more than one (1) secondary living unit on such PARCEL, provided the secondary living unit complies with all COUNTY zoning and land use laws and regulations. The sewer lateral serving the secondary living unit shall be connected to the sewer lateral for the primary structure, and shall not be connected directly to COLLECTION SYSTEM.
 - e. Number of Connections. No more than one (1) connection shall be permitted per PARCEL, except as permitted under Subparagraph 1.d.
 - f. Point of Connection. Sewer laterals shall be connected to the public sewer line in accordance with all of the requirements of the agency that owns the sewer line being connected to.
 - g. Fees. Owners of PARCELS who elect to connect to COLLECTION SYSTEM shall pay all fees established by DISTRICT for sewer connection and service. Fees shall be collected by DISTRICT. No permits, including building and encroachment permits, shall be issued by COUNTY to an owner of a PARCEL who elects to connect to COLLECTION SYSTEM until DISTRICT provides written notice to COUNTY that all fees have been paid.
2. LAFCO If required by the Local Agency Formation Commission (LAFCO), DISTRICT shall be responsible for applying to the LAFCO for timely approval of this Agreement and any amendment thereto, in accordance with California Government Code Section 56133, LAFCO Policy and any other applicable law or regulation. COUNTY shall supply all necessary and reasonable support services for said application to LAFCO and shall also be responsible for providing LAFCO with any appropriate documentation of a threat to the health and safety of the public or affected residents, as required by referenced Section 56133, LAFCO Policy or other applicable law or regulation.
 3. ADDITIONAL FEES. The DISTRICT evaluates changes in use to determine if additional sewer fees may be required. To this end, COUNTY shall notify DISTRICT of any applications for , expansion, remodeling, or other changes in use of buildings on connected PARCELS for the purpose of potential

requirement of additional sewer fees. The COUNTY shall not issue approval for such changes of use without prior written notice to DISTRICT and prior written notice by DISTRICT to COUNTY that all applicable fees have been paid.

4. REGULATIONS FOR SEWER USE AND CONNECTIONS, EXTENSIONS, OR MODIFICATIONS. All use of COLLECTION SYSTEM and connections, extensions, or modifications thereto shall comply with all laws and regulations of DISTRICT and the public agency that owns the public sewer line to which connection is made.
5. OPERATING AND MAINTENANCE COSTS. Billing and payment of O & M costs shall be conducted in accordance with DISTRICT laws and regulations. Non-payment or late payment for sewer service will be enforced in accordance with DISTRICT laws and regulations.
6. BILLING AND COLLECTION. DISTRICT shall be responsible for billing and collection. COUNTY agrees to allow DISTRICT to utilize COUNTY property tax bill for collection of fees for service to PARCELS in COUNTY.
7. UPDATED SEWER USER LIST. In order for DISTRICT to update its billing list for current sewer users, COUNTY will provide to DISTRICT a list of current property owners, and, if available, current renters for all PARCELS shown as connected in Attachments A, B, C, D, E, F, G, and H. The list shall include the following information if available: name, parcel number, street address, and mailing address. The COUNTY shall provide this list to DISTRICT within 45 days of the signing of this Agreement. The COUNTY shall provide an updated list to DISTRICT upon request up to annually.
8. INDEMNITY. DISTRICT shall defend, indemnify, save and hold harmless COUNTY, its Board members, officers, employees, and agents from any and all claims, demands, suits, costs, liability and expenses, including reasonable attorney's fees, for any damages, injury, sickness or death including liability for inverse condemnation, nuisance or trespass (collectively "liability") to the extent arising out of the DISTRICT's obligations under this Agreement, except to the extent liability arises out of the sole or active negligence or willful misconduct of COUNTY, its Board members, officers, employees or agents.

COUNTY shall defend, indemnify, save and hold harmless the DISTRICT, its officers, directors, employees and agents from any and all claims, demands suits, costs, liability and expenses, including reasonable attorney's fees, for any damages, injury, sickness or death, including liability for inverse condemnation, nuisance or trespass (collectively "liability") to the extent arising out of the COUNTY's obligations under this Agreement, except to the extent liability arises out of the sole or active negligence or willful misconduct of the DISTRICT, its officers, directors, employees or agents.

Nothing in this Agreement is intended to affect the legal liability of either party by imposing any standard of care different from the standard of care imposed by law.

9. ACCOUNTABILITY. Both parties shall strictly account for all funds directly related to this Agreement and shall report to the other, upon request, on all pertinent records and disbursements.

- 10. MODIFICATION. This Agreement shall be subject to modification only by a subsequent written agreement executed by both of the parties.

- 11. NOTICES. Any and all notices or documents required or desired to be delivered by the parties under this Agreement shall be deemed delivered: (1) upon hand delivery to the address below; (2) upon being sent and received via certified mail to the address below as evidenced by certified mail receipt; (3) upon being sent via facsimile to the telephone number below as evidenced by facsimile receipt; or (4) five days after being sent via first class mail. Facsimile transmission shall be promptly followed by first class mail. The addresses and facsimile numbers are as follows:

<p>To DISTRICT: General Manager/District Engineer Fairfield-Suisun Sewer District 1010 Chadbourne Road Fairfield, CA 94534-9700 Fax: (707) 429-1280</p>	<p>To COUNTY: Director Department of Environmental Management 470 Chadbourne Road, Suite 200 Fairfield, CA 94534 Fax: (707) 421-4805</p>
--	---

- 12. INTERPRETATION. Both parties have had ample opportunity to comment upon the contents of this Agreement; therefore, the rule that ambiguities shall be construed against the drafter and any similar rules shall not apply.

- 13. TERM. This Agreement may be terminated for good cause by either party upon 180 days written notice to the other party, provided, however, that this Agreement may not be terminated with respect to those PARCELS that have already connected to the COLLECTION SYSTEM.

In WITNESS the parties hereto have executed this Agreement on the day first above written.

FAIRFIELD-SUISUN SEWER DISTRICT

ATTEST:



 District Clerk



 Board President

SOLANO COUNTY

ATTEST:

Michael D. Johnson, Clerk
Of the Board of Supervisors



 Duane Kromm, Chairman

By: 

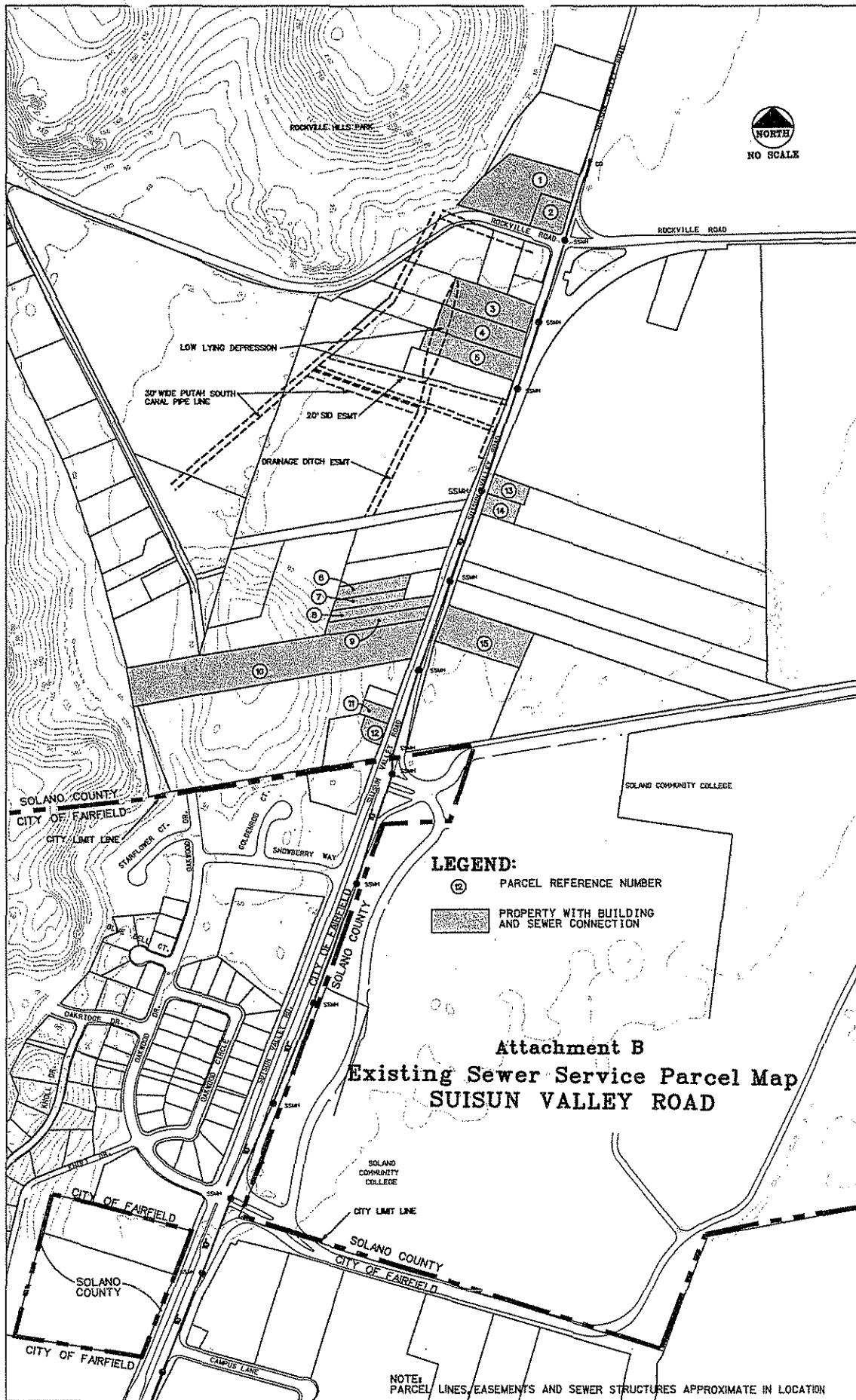
 Maggie Jimenez, Deputy Clerk

C:\Documents and Settings\kristina\Local Settings\Temporary Internet Files\OLK3\SVR Agreement 05 10 03 Final.docMay 6, 2003

ATTACHMENT A EXISTING SEWER SERVICE PARCEL TABLE-SUISUN VALLEY RD.

REF. NO	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	Ken Kemble Inc.	2100 Rockville Rd	0153 180 120	Neighborhood Commercial	1.52
2	Amelia Muratori	2291 Rockville Rd	0153 180 060	Neighborhood Commercial	0.66
3	Willy G & RM Fleeman	4141 Suisun Valley Rd	0027 141 110	Residential Estate 1 Ac Min.	1.05
4	Edward D & A Duley	4137 Suisun Valley Rd	0027 141 130	Residential Estate 1 Ac Min.	1.00
5	Tillie Bodhaine	4133 Suisun Valley Rd	0027 141 070	Residential Estate 1 Ac Min.	1.00
6	Steven A & Deborah A Morton	4075 Suisun Valley Rd	0027 180 050	Residential Estate 1 Ac Min.	0.43
7	Steven A & Deborah A Morton	4075 Suisun Valley Rd	0027 180 080	Residential Estate 1 Ac Min.	0.35
8	Steven A & Deborah A Morton	4075 Suisun Valley Rd	0027 180 070	Residential Estate 1 Ac Min.	0.52
9	Thomas E Huguenin	4069 Suisun Valley Rd	0027 180 060	Residential Estate 1 Ac Min.	0.63
10	Norman D & Jean Z Smith	4065 Suisun Valley Rd	0027 190 010	Residential Estate 1 Ac Min.	4.82
11	Mamerto F & Luz Z Daacion	4051 Suisun Valley Rd	0027 190 040	Residential Estate 1 Ac Min.	0.19
12	Matthew D & Tracy A Sttt	4047 Suisun Valley Rd	0027 190 100	Residential Estate 1 Ac Min.	0.22
13	David W Corbett	4100 Suisun Valley Rd	0027 200 190	Agriculture 40 Ac Min.	0.26
14	Ora P Berdell	4096 Suisun Valley Rd	0027 200 210	Agriculture 40 Ac Min.	0.24
15	Beatrice Louise Le	4066 Suisun Valley Rd	0027 210 100	Agriculture 40 Ac Min.	1.37

R:\planning\long range projects\fairfield-suisun sewer district\attachment A existing sewer service parcel table-suisun valley rd



...SVR-OldCord\attach-b(b).dgn 05/01/2003 09:48:16 AM

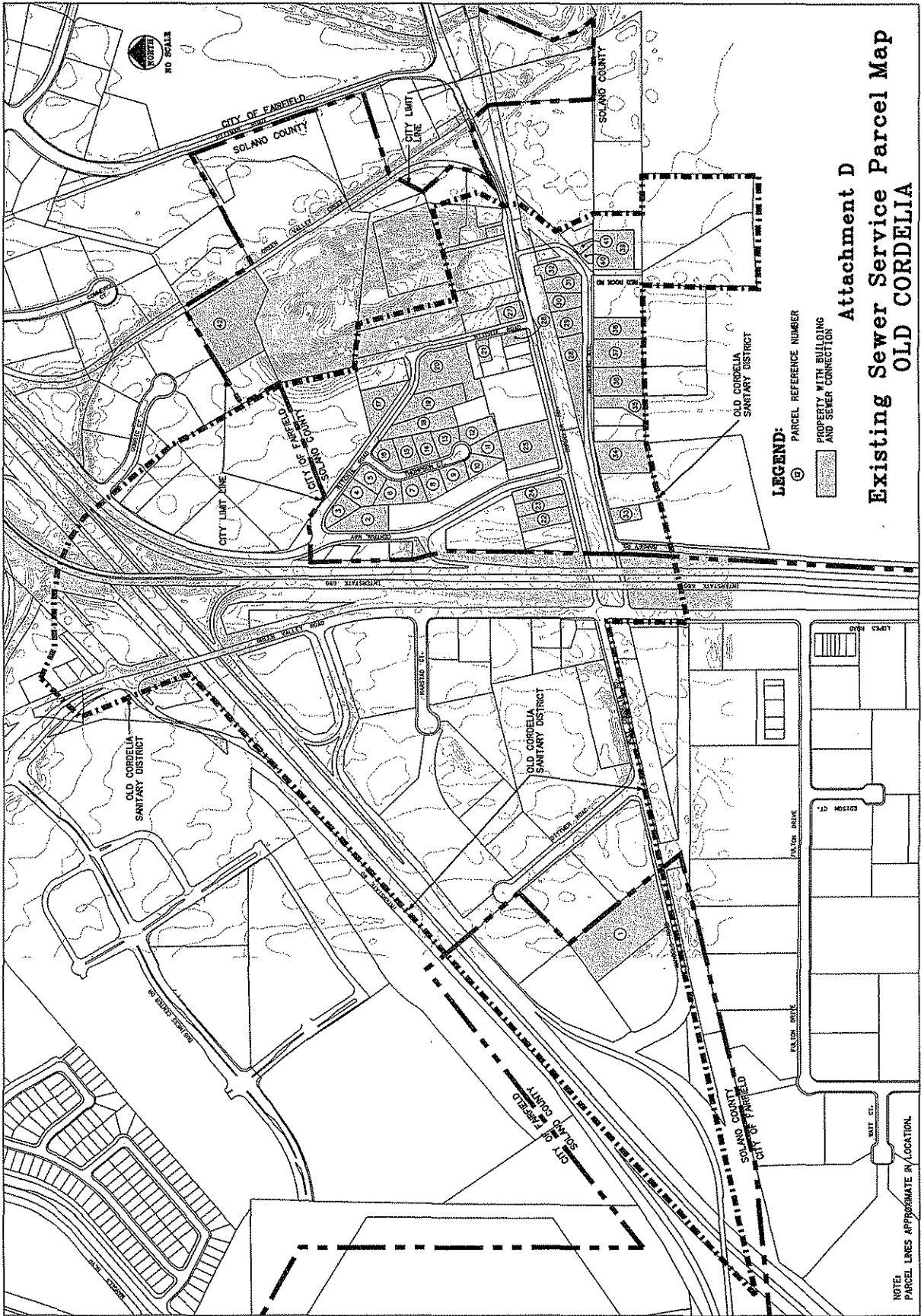
P 2 11

ATTACHMENT C EXISTING SEWER SERVICE-OLD CORDELIA

REF. NO.	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	Michael Caraway	9330 West Cordelia Rd	0180-120-040	General Manufacturing 1/2 Ac Min	3.02
2	Gerald H Lane	3620 Central Way	0045 300 320	Commercial Office	0.69
3	Fred G & Violet Weber	3621 Ritchie Rd	0045 300 330	Residential Estate 1/3 Ac Min.	0.35
4	Dominique J & Maude L Smith	3617 Ritchie Rd	0045 300 310	Residential Estate 1/3 Ac Min.	0.35
5	Todd J Hovde	3609 Thompson Ct	0045 081 300	Residential Estate 1/3 Ac Min.	0.35
6	Whitney M & CD Baker	3605 Thompson Ct	0045 081 310	Residential Estate 1/3 Ac Min.	0.38
7	Jeffrey F & LM Dittmer	3597 Thompson Ct	0045 081 160	Residential Estate 1/3 Ac Min.	0.33
8	Jack L & Anito O Durrent Sr	3591 Thompson Ct	0045 081 170	Residential Estate 1/3 Ac Min.	0.35
9	Jonathan O Stover	3587 Thompson Ct	0045 081 180	Residential Estate 1/3 Ac Min.	0.35
10	Mark A & Tracie L Magleby	3585 Thompson Ct	0045 081 190	Residential Estate 1/3 Ac Min.	0.34
11	Allan M & Linda Dailey	3583 Thompson Ct	0045 081 200	Residential Estate 1/3 Ac Min.	0.33
12	Victor B & Shauna Hardy	3582 Thompson Ct	0045 081 210	Residential Estate 1/3 Ac Min.	0.46
13	Stephen L & Susan M Laren	3588 Thompson Ct	0045 081 220	Residential Estate 1/3 Ac Min.	0.36
14	Mary R Ellsworth	3621 Thompson Ct	0045 081 230	Residential Estate 1/3 Ac Min.	0.36
15	Wanda G Hendrix	3600 Thompson Ct	0045 081 240	Residential Estate 1/3 Ac Min.	0.38
16	William P & Taffy L Paoli	3607 Ritchie Rd	0045 081 290	Residential Estate 1/3 Ac Min.	0.36
17	Ronald A & GL Plenovi	3602 Ritchie Rd	0045 082 020	Rural Residential 2 1/2 Ac Min.	0.69
18	Helen Maxine Lang	3603 Ritchie Rd	0045 081 010	Residential Estate 1/3 Ac Min.	0.72
19	John E Ellsworth	3599 Ritchie Rd	0045 081 020	Residential Estate 1/3 Ac Min.	0.88
20	Violet L Weber	3589,3593,3595 Ritchie Rd	0045 081 030	Residential Estate 1/3 Ac Min.	1.48
21	John E & Mary R Ellsworth	3577 Ritchie Rd	0045 090 010	Residential Estate 1/3 Ac Min.	0.17
22	John C & Linda McCulloch	2097 Cordelia Rd	0045 090 110	Residential Estate 1/3 Ac Min.	0.50
23	Ralph & Liy Etta Morrison	2101 Cordelia Rd	0045 090 100	Residential Estate 1/3 Ac Min.	0.41
24	John C & Linda McCulloch	2105 Cordelia Rd	0045 090 180	Residential Estate 1/3 Ac Min.	0.41
25	Jack McCulloch	2117, 2119 Cordelia Rd	0045 090 070	Residential Estate 1/3 Ac Min.	1.22
26	Roger G Deane	1000 Cordelia Rd	0045 090 030	Neighborhood Commercial	0.20
27	Cordelia Fire Protection Dist	2155 Cordelia Rd	0045 100 130	Rural Residential 2 1/2 Ac Min.	0.29
28	Rebeca A Tabert-Koslow	2137 Bridgeport Avenue	0045 131 060	Residential Estate 1/2 Ac Min.	0.76
29	Mary Margaret Renner	2145 Bridgeport Avenue	0045 131 070	Residential Estate 1/2 Ac Min.	0.45

REF. NO.	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
30	Chloris M Kincaid	2151 Bridgeport Avenue	0045 131 020	Residential Estate 1/2 Ac Min.	0.36
31	Dale Eugene Kincaid	2159 Bridgeport Avenue	0045 131 030	Residential Estate 1/2 Ac Min.	0.39
32	Robert Snider Gartley	2165 Bridgeport Avenue	0045 131 040	Residential Estate 1/2 Ac Min.	0.36
33	Eileen Maguire	2100 Bridgeport Avenue	0045 140 040	Residential Estate 1/2 Ac Min.	0.28
34	Kenneth R & Gail L Bechtle	2110 Bridgeport Avenue	0045 140 060	Residential Estate 1/2 Ac Min.	1.00
35	Leroy & Eilen Maestas	2124 Bridgeport Avenue	0045 140 190	Residential Estate 1/2 Ac Min.	0.45
36	Dolores L Ruffer	2132 Bridgeport Avenue	0045 132 010	Residential Estate 1/2 Ac Min.	0.88
37	Aidene H Harper	2138 Bridgeport Avenue	0045 132 020	Residential Estate 1/2 Ac Min.	0.86
38	Sue D Pinkham	2146 Bridgeport Avenue	0045 132 030	Residential Estate 1/2 Ac Min.	0.66
39	John P & Myra A Lord	*No Site Address*	0045 132 060	Residential Estate 1/2 Ac Min.	1.00
40	Catherine D Collins	2166 Bridgeport Avenue	0045 132 070	Residential Estate 1/2 Ac Min.	0.10
41	Albert K & Carol Jean Guyan	2172 Bridgeport Avenue	0045 132 080	Residential Estate 1/2 Ac Min.	0.12
42	Johnson Lillian Collins Tr	3624 Ritchie Road	0045 300 130	Rural Residential 2 1/2 Ac Min.	2.31

R:\planning\long range projects\fairfield-suisun sewer disrict\attachment C existing sewer service parcels\table old\cordelia

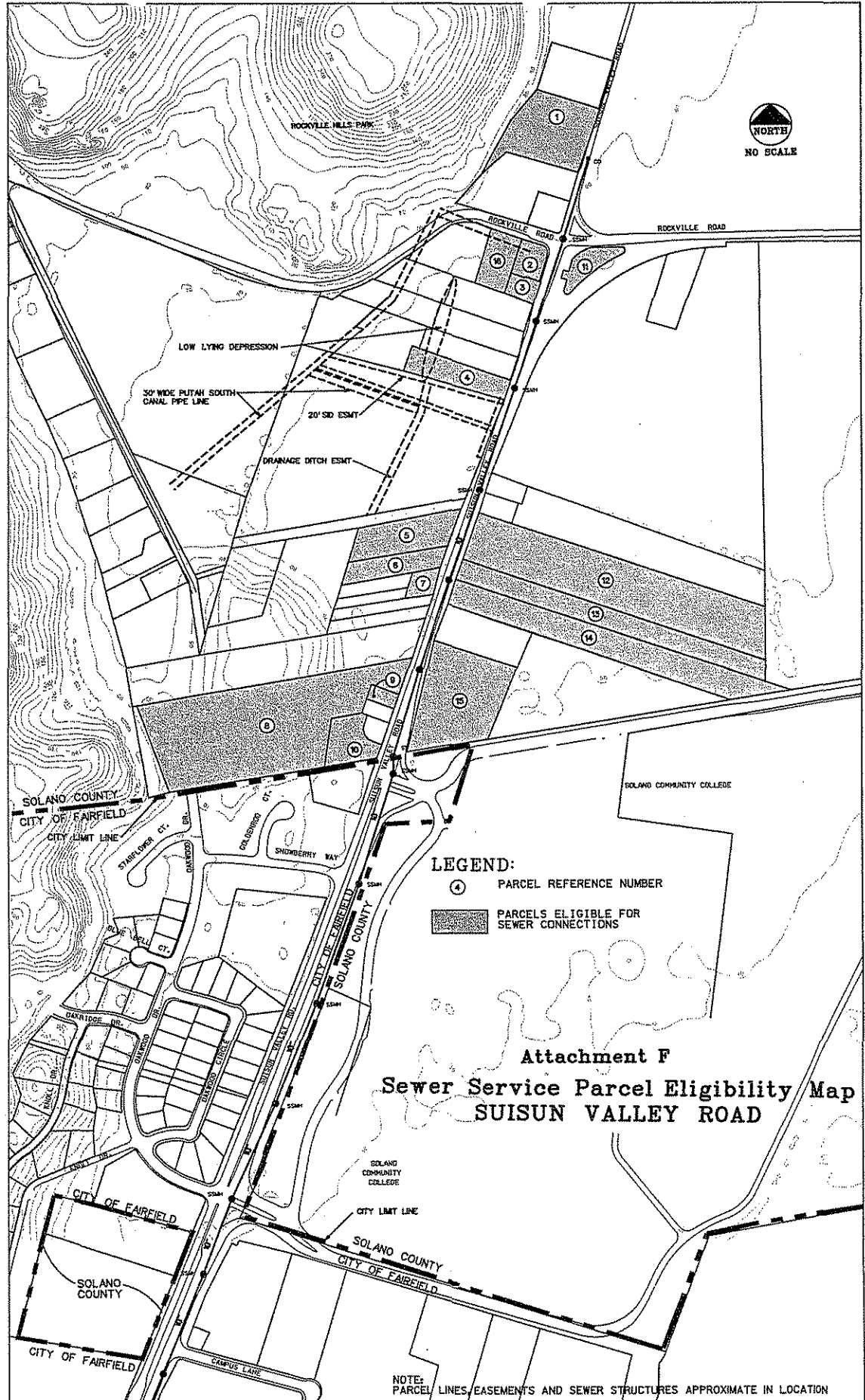


ATTACHMENT E SEWER SERVICE PARCEL ELIGIBILITY TABLE-SUISUN VALLEY RD.

REF. NO.	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	Presbytery of the Redwoods	4177 Suisun Valley Rd	0153 180 040	Residential Estate 1 Ac Min.	2.26
2	Tower Energy Group	4155 Suisun Valley Rd	0027 141 380	Neighborhood Commercial	0.41
3	Allan F & Nancy L Mueller	4149 Suisun Valley Rd	0027 141 040	Neighborhood Commercial	0.34
4	Lawrence E Peacock	4129 Suisun Valley Rd	0027 141 200	Residential Estate 1 Ac Min.	1.00
5	Dolores Johnson	4091 Suisun Valley Rd	0027 180 020	Residential Estate 1 Ac Min.	1.40
6	Frank & Ranelle Ascariz	4085 Suisun Valley Rd	0027 180 030	Residential Estate 1 Ac Min.	1.10
7	Jann M Rowball	4081 Suisun Valley Rd	0027 180 040	Residential Estate 1 Ac Min.	0.32
8	Maurice J Koch	2280 Rockville Rd	0027 141 240	Neighborhood Commercial	1.15
9	Edwin L & Cherei A Mopas	4055 Suisun Valley Rd	0027 190 030	Residential Estate 1 Ac Min.	0.19
10	Mary Beth Tirey-Jines	4043 Suisun Valley Rd	0027 190 110	Residential Estate 1 Ac Min.	0.78
11	Judy & Brian Ladschoot	4160 Suisun Valley Rd	0027 142 070	Neighborhood Commercial	0.50
12	Lonnie W Chui	4092 Suisun Valley Rd	0027 200 060	Agiculture 40 Ac Min.	6.50
13	Bay Area Stewardship Corp	4084 Suisun Valley Rd	0027 200 200	Agiculture 40 Ac Min.	6.65
14	Jim H & Grace SH Chan	4070 Suisun Valley Rd	0027 210 020	Agiculture 40 Ac Min.	3.10
15	Joseph F & Deborah D Lopez	4060 Suisun Valley Rd	0027 210 110	Agiculture 40 Ac Min.	2.33
16	Maurice J Koch	2288 Rockville Rd	0027 141 370	Neighborhood Commercial	0.74

Agenda Item 7.A Fairfield Island Annexation Phase 1

r:\planning\long range projects\fairfield-suisun sewer ds\site\attachment E sewer service parcel eligibility table-suisun valley rd



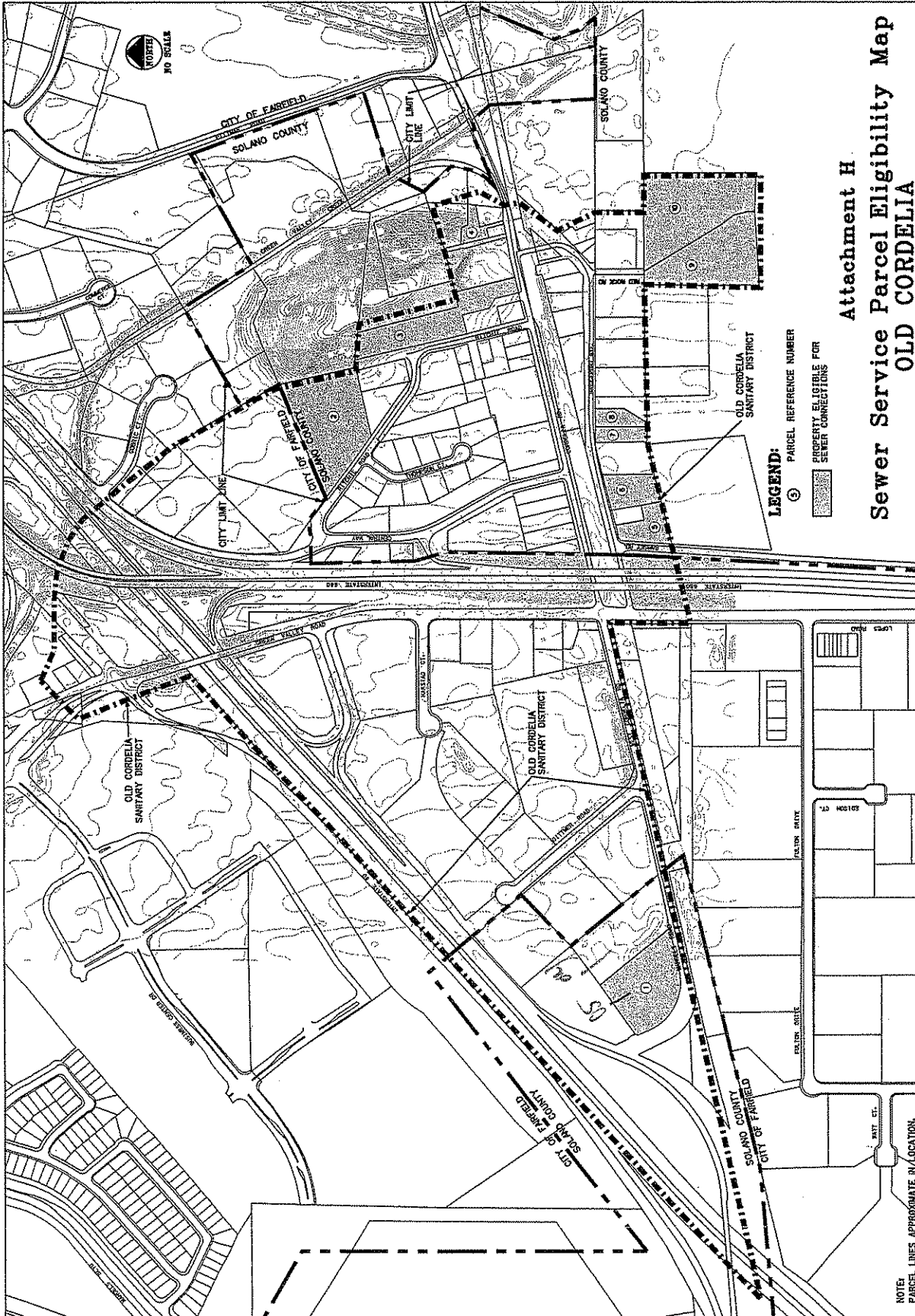
...ISVR-OldCord\attach-f(b).dgn 05/01/2003 01:47:59 PM

ATTACHMENT G SEWER SERVICE PARCEL ELIGIBILITY TABLE-OLD CORDELIA

REF. NO.	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	Curtix R. Beckwith	9394 West Cordelia Rd	0180-120-040	General Manufacturing 1/2 Ac Min.	3.04
2	P & C PROPERTIES	3594 Ritchie Rd	0045 300 060	Rural Residential 2 1/2 Ac Min.	4.11
3	Earl R Pierson	*No Site Address*	0045 100 380	2 1/2 Rural Residential 2 1/3 Ac Min.	3.24
4	Jeffrey W DM Nixon	2181 Cordelia Rd	0045 100 230	Rural Residential 2 1/2 Ac Min.	0.36
5	Emma Ball	2092 Bridgeport Avenue	0045 140 160	Residential Estate 1/2 Ac Min.	1.15
6	Richard L Watson	2102 Bridgeport Avenue	0045 140 050	Residential Estate 1/2 Ac Min.	1.01
7	Renee D Noyes	2116 Bridgeport Avenue	0045 140 170	Residential Estate 1/2 Ac Min.	0.50
8	Lawrence U Hudson	2120 Bridgeport Avenue	0045 140 180	Residential Estate 1/2 Ac Min.	0.46
9	Edna Lee Kelly	2158 Bridgeport Avenue	0045 120 030	Agriculture 20 Ac Min.	3.09
10	William & Alfredina Paoli	2162 Bridgeport Avenue	0045 120 020	Agriculture 20 Ac Min.	4.07

R:\planning\long range projects\fairfield-suisun sewer distric\attachment G sewer service parcel eligibility table-old cordelia

11



180-20

AMENDMENT No. 1
AGREEMENT TO PROVIDE DISPOSAL OF SEWAGE

This amendment is entered into as of the 27th day of September, 2004, between the COUNTY OF SOLANO, a political subdivision of the State of California (hereinafter "County") and FAIRFIELD-SUISUN SEWER DISTRICT, (hereinafter "District").

Recitals

WHEREAS, DISTRICT and COUNTY entered into an Agreement to Provide Disposal of Sewage, hereinafter referred to as "Agreement" on May 13, 2003 to provide for disposal of sewage emanating from certain building outside of the district, and

WHEREAS, the Local Agency Formation Commission (LAFCO), adopted a policy for Out-of-Agency Service Contracts on March 1, 2004 consistent with the requirements of Government Code Section 56133, and

WHEREAS, LAFCO identified parcels within an "Existing Extended Service Area" for the DISTRICT including parcels which are adjacent to existing sewer collection lines but have not yet connected to the sewage collection system, which under LAFCO policy may make connection to the sewage collection system if existing as legal parcels, as of January 5, 2002, and

WHEREAS, DISTRICT and COUNTY wish to amend said Agreement consistent with LAFCO's policy for Out-of-Agency Service Contracts,

NOW, THEREFORE, DISTRICT and COUNTY mutually agree to AMENDMENT NO. 1 of the AGREEMENT TO PROVIDE DISPOSAL OF SEWAGE, previously entered into on May 13, 2003 as follows:

1. Subsection 1.a. of the Agreement is hereby amended to read as follows:

1.a. Eligible Parcels. Land parcels within the COUNTY eligible to connect to COLLECTION SYSTEM for the purpose of receiving DISTRICT sanitary sewer service under this Agreement are listed in Attachment E "Sewer Service Parcel Eligibility Table – Suisun Valley Road; Attachment F "Sewer Service Parcel Eligibility Map – Suisun Valley Road"; Attachment G "Sewer Service Parcel Eligibility Table – Old Cordelia"; and Attachment H "Sewer Service Parcel Eligibility Map – Old Cordelia", attached hereto and incorporated herein by reference. Both parties acknowledge that Attachments E, F, G, and H may be modified by future amendments to this Agreement.

Attachments E, F, G, and H to the Agreement are hereby modified and replaced with Attachments E1, F1, G1 and H1, attached hereto and incorporated herein by this reference.

Existing Service Parcels and Eligible Parcels are hereinafter referred to as PARCELS.

2. Subsection 1.c. of the Agreement is hereby amended to read as follows:

1.c. Connection to COLLECTION SYSTEM. Unless otherwise approved in writing by DISTRICT, all connections to COLLECTION SYSTEM shall be made with a single sewer lateral serving the PARCEL. The sewer lateral serving the accessory uses described under Subsection 1.d. shall be connected to the sewer lateral serving the primary use on the property.

3. Subsection 1.d. of the Agreement is hereby amended to read as follows:

1.d. Service Connections Permitted. No more than one single family residence and one permitted accessory use on a PARCEL; - including a secondary living unit, a companion living unit or an accessory dwelling unit consistent with COUNTY zoning regulations - may be connected to the sewer system. All other land uses consistent with COUNTY zoning regulations may be connected to the sewer system only upon review and approval by LAFCO.

4. Except as amended herein the Agreement remains in full effect.

In WITNESS the parties hereto have executed this Amendment No. 1 to the Agreement on the day first above written.

FAIRFIELD-SUISUN SEWER DISTRICT

ATTEST:

Verna Thompson
District Clerk

Harry T. Pave
Board President

SOLANO COUNTY

ATTEST:

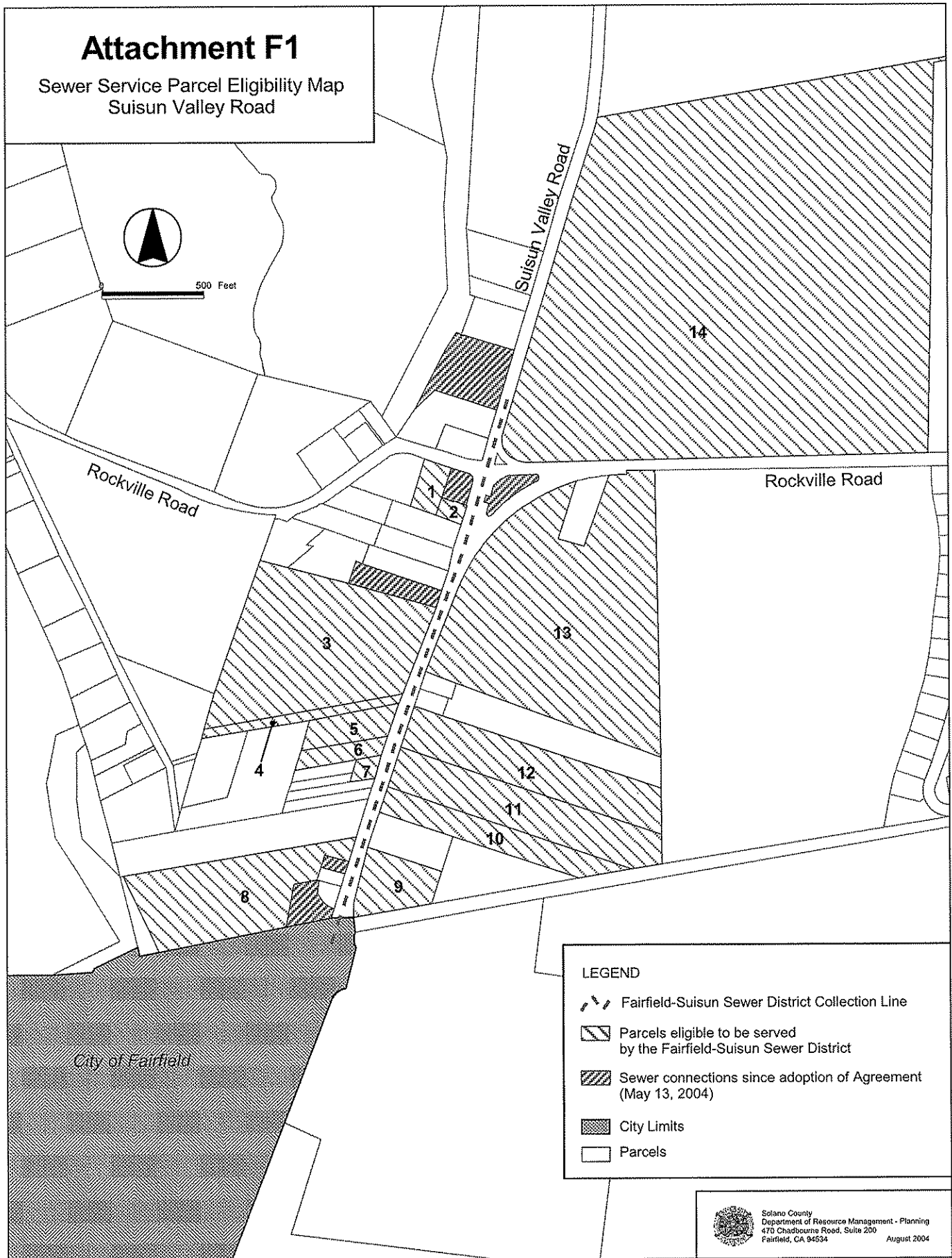
Michael D. Johnson, Clerk
Of the Board of Supervisors

By Maggie Jimenez
Maggie Jimenez, Deputy Clerk

Barbara Kelly J's
for John F. Silva Chairman 9/7/04

ATTACHMENT E1 SEWER SERVICE PARCEL ELIGIBILITY TABLE-SUISUN VALLEY RD.

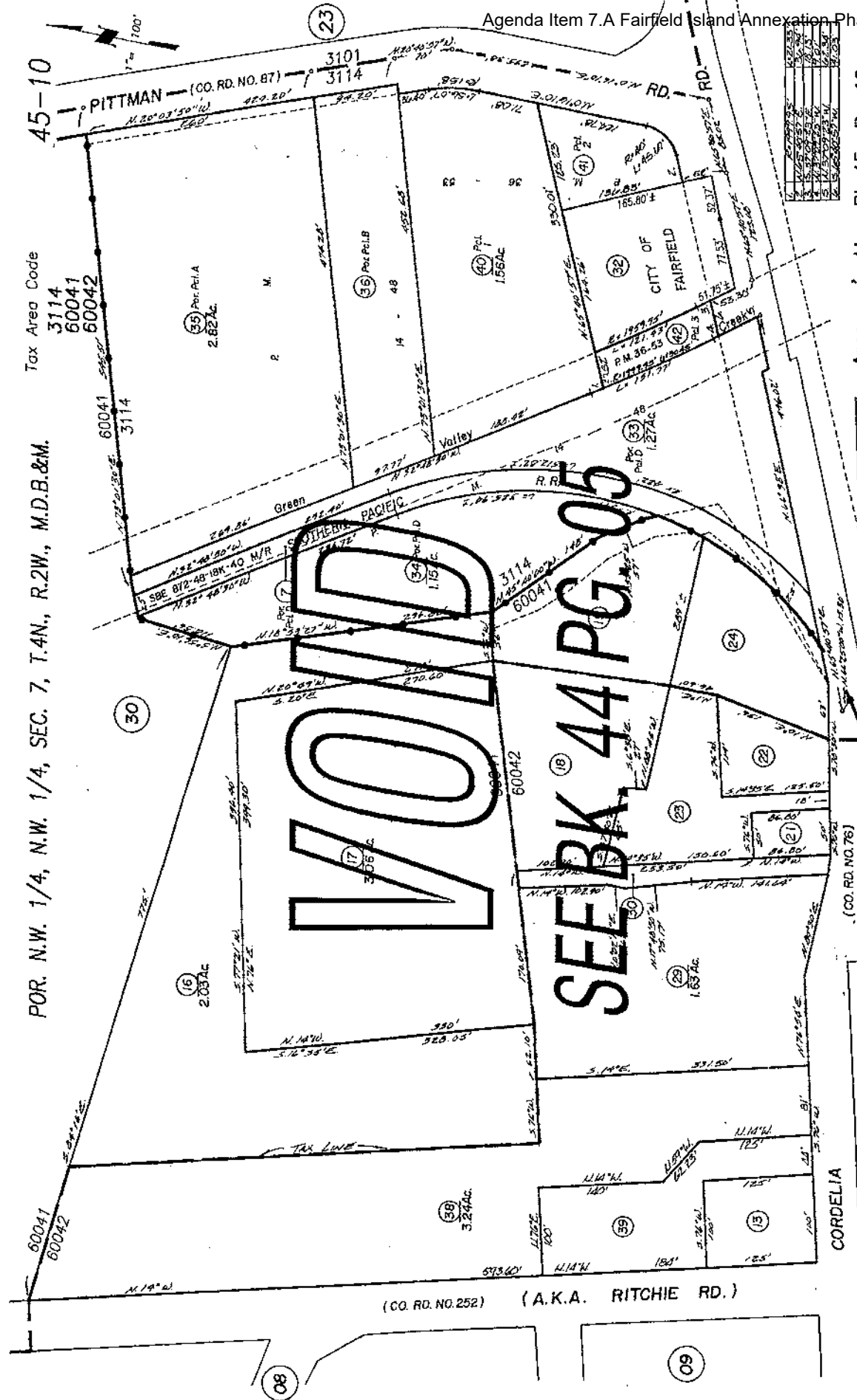
REF. NO.	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	KOCH MAURICE J TR	2288 ROCKVILLE ROAD	0027-141-370	CN	0.74
2	MUELLER ALLAN F & NANCY L TR	4149 SUISUN VALLEY ROAD	0027-141-040	CN	0.34
3	WOODCREEK HOMES INC	*No Site Address*	0027-160-010	RE1	13.20
4	WOODCREEK HOMES INC	*No Site Address*	0027-160-020	RE1	1.06
5	JOHNSON DOLORES	4091 SUISUN VALLEY ROAD	0027-180-020	RE1	1.40
6	ASCARIZ FRANK JR & RANELLE JT	4085 SUISUN VALLEY ROAD	0027-180-030	RE1	1.10
7	ROWBAL JANN M	4081 SUISUN VALLEY ROAD	0027-180-040	RE1	0.32
8	SMITH NORMAN D & JEAN Z JT	4059 SUISUN VALLEY ROAD	0027-190-060	RE1	7.80
9	LOPEZ JOSEPH F & DEBORAH D	4060 SUISUN VALLEY ROAD	0027-210-110	A40	2.33
10	CHAN JIM H & GRACE S	4070 SUISUN VALLEY ROAD	0027-210-020	A40	3.10
11	BAY AREA STEWARDSHIP CORP	4084 SUISUN VALLEY ROAD	0027-200-200	A40	6.65
12	CHUI LONNIE W TR	4092 SUISUN VALLEY ROAD	0027-200-060	A40	6.50
13	MONEZ RUTH LAVON	2316 ROCKVILLE ROAD	0027-200-150	A40 & CN	24.42
14	ROBBINS WILLIAM C III	4248 SUISUN VALLEY ROAD	0027-030-070	A40	78.29



ATTACHMENT G1 SEWER SERVICE PARCEL ELIGIBILITY TABLE-OLD CORDELIA

REF. NO	PARCEL OWNER	SITE ADDRESS	AP NUMBER	LAND USE ZONES	ACREAGE
1	BECKWITH CURTIS R & C C TR	9324 WEST CORDELIA ROAD	0180-120-050	MG 1-2 - General Manufacturing 1/2 acre min.	3.02
2	CAMPI JAMES L & CHERYL C TR	3625 CENTRAL WAY	0045-300-030	CS - Service Commercial	0.29
3	CAMPI JAMES L & CHERYL C TR	*No site address*	0045-300-020	CH - Highway Commercial	0.39
4	OBRIEN ANITA L	*No site address*	0045-081-320	CH - Highway Commercial	1.88
5	OBRIEN ANITA L	*No site address*	0045-090-260	RE 1-3 - Residential Estate 1/3 acre min.	0.22
6	MCCULLOCH JOHN C & LINDA L TR	2091 CORDELIA ROAD	0045-090-120	RE 1-3 - Residential Estate 1/3 acre min.	0.54
7	MCCULLOCH JOHN C & LINDA L TR	*No site address*	0045-090-080	RE 1-3 - Residential Estate 1/3 acre min.	0.38
8	MCCULLOCH JOHN C & LINDA L TR	*No site address*	0045-090-060	RE 1-3 - Residential Estate 1/3 acre min.	1.90
9	MCCULLOCH JOHN C & LINDA L TR	*No site address*	0045-081-090	RE 1-3 - Residential Estate 1/3 acre min.	0.45
10	ELLSWORTH JOHN E & MARY R TR	*No site address*	0045-090-050	CN - Neighborhood Commercial	0.19
11	DEANE ROGER G TR	*No site address*	0045-090-040	RE 1-3 - Residential Estate 1/3 acre min.	0.21
12	MCCULLOCH JOHN C & LINDA L TR	*No site address*	0045-090-020	RE 1-3 - Residential Estate 1/3 acre min.	0.42
13	RAMIREZ EDGARDO	3594 RITCHIE ROAD	0045-300-060	RR2.5 - Rural Residential 2 1/2 acre min.	4.11
14	LYNCH ELMER	3596 RITCHIE ROAD	0045-082-010	RR2.5 - Rural Residential 2 1/2 acre min.	0.69
15	PIERSON EARL RUSSELL TR	*No site address*	0045-100-390	RR2.5 - Rural Residential 2 1/2 acre min.	3.24
16	CORDELIA FIRE PROTECTION DIST	*No site address*	0045-100-390	RR2.5 - Rural Residential 2 1/2 acre min.	0.57
17	PIERSON EARL RUSSELL TR	2161 CORDELIA ROAD	0045-100-290	RR2.5 - Rural Residential 2 1/2 acre min.	1.63
18	LOCKEFEE ROBERT J	*No site address*	0045-100-300	RR2.5 - Rural Residential 2 1/2 acre min.	0.15
19	NIXON JEFFREY W & DAPHNE M JT	*No site address*	0045-100-210	RR2.5 - Rural Residential 2 1/2 acre min.	0.10
20	NIXON JEFFREY W & DAPHNE M JT	2181 CORDELIA ROAD	0045-100-230	RR2.5 - Rural Residential 2 1/2 acre min.	0.36
21	LOCKEFEE ROBERT J TR	*No site address*	0045-100-180	RR2.5 - Rural Residential 2 1/2 acre min.	0.79
22	NIXON JEFFREY W & DAPHNE M JT	*No site address*	0045-100-220	RR2.5 - Rural Residential 2 1/2 acre min.	0.26
23	NIXON JEFFREY W & DAPHNE M JT	*No site address*	0045-100-240	RR2.5 - Rural Residential 2 1/2 acre min.	0.46
24	TEMANSEN INDUSTRIES INC	475 PITTMAN ROAD	0045-300-170	A20 - Agriculture 20 acre min.	4.86
25	TURK MARTIN F TR	535 PITTMAN ROAD	0045-300-160	A20 - Agriculture 20 acre min.	3.21
26	SOUTHERN PACIFIC CO	*No site address*	0045-140-200	RE 1-3 - Residential Estate 1/3 acre min.	1.37
27	BALL EMMA	2092 BRIDGEPORT AVENUE	0045-140-160	RE 1-2 - Residential Estate 1/2 acre min.	1.15
28	WATSON RICHARD L JT	2102 BRIDGEPORT AVENUE	0045-140-050	RE 1-2 - Residential Estate 1/2 acre min.	1.01
29	NOYES RENEE D	2116 BRIDGEPORT AVENUE	0045-140-170	RE 1-2 - Residential Estate 1/2 acre min.	0.50
30	HUDSON LAWRENCE U TR	2120 BRIDGEPORT AVENUE	0045-140-160	RE 1-2 - Residential Estate 1/2 acre min.	0.46
31	SOUTHERN PACIFIC CO	*No site address*	0045-131-080	RE 1-3 - Residential Estate 1/3 acre min.	3.52
32	SOLANO COUNTY	*No site address*	0045-131-050	RE 1-2 - Residential Estate 1/2 acre min.	0.12
33	LORD JOHN P & MYRA A TR	2150 BRIDGEPORT AVENUE	0045-132-040	RE 1-2 - Residential Estate 1/2 acre min.	1.30
34	KELLY EDNA LEE	*No site address*	0045-132-110	RE 1-2 - Residential Estate 1/2 acre min.	0.17
35	GUYAN ALBERT K & CAROL J JT	*No site address*	0045-132-130	RE 1-2 - Residential Estate 1/2 acre min.	0.27
36	KELLY EDNA LEE	2158 BRIDGEPORT AVENUE	0045-120-030	A20 - Agriculture 20 acre min.	3.09
37	PAOLI WILLIAM & ALFREDINA TR	2162 BRIDGEPORT AVENUE	0045-120-020	A20 - Agriculture 20 acre min.	4.07

Agenda Item 7.A Fairfield Island Annexation Phase 1



FOR N.W. 1/4, N.W. 1/4, SEC. 7, T.4N., R.2W., M.D.B.&M.

Tax Area Code
3114
60041
60042

45-10

VOID
SEE BK 44 PG 05

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

REMAP DATE: 12-31-2010

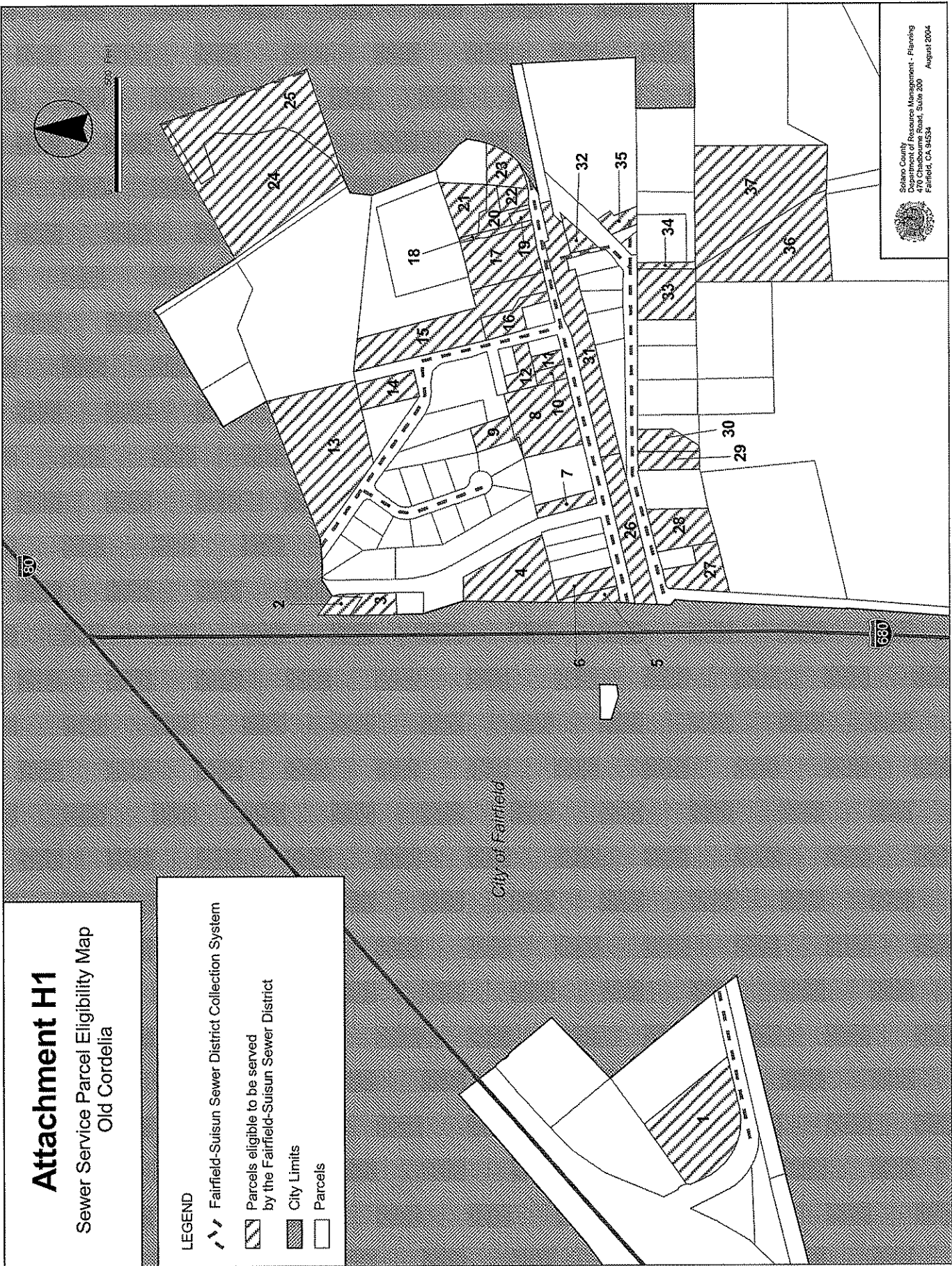
NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
100-32 CHS. (06)	5-27-04	SE
Adj Pg 23 (fm)	12-1-00	FG
100-40 thru 43	7-10-91	FG
100-38 & 39	10-28-84	DMR

Assessor's Map Bk. 45 Pg. 10
County of Salano, Calif.

05 06

Copyright © 1996, Salano County Assessor/Recorder, All rights Reserved



Will-serve email from Pacific Gas and Electric:

From: Harvey, Michael [<mailto:MQHJ@pge.com>]

Sent: Friday, July 30, 2021 10:00 AM

To: Peter Giles <pgiles@denovahomes.com>

Subject: RE: PG&E Will Serve Letter

Hi Pete,

We can serve that property with gas and electric. Please use this email as a formal response that PG&E can serve gas and electric to the 475 & 535 Pittman Rd Addresses.

I can't issue the PG&E "will serve" letter until an application is created.

Thank you,

Mike Harvey

Senior New Business Representative

Pacific Gas & Electric

Phone: 530-434-3603

Email: MQHJ@pge.com

Agenda Item 7.A Fairfield Island Annexation Phase 1

Pittman Road Annexation: Letter and emails to Fire Districts re "De-Annexation" Payments

From: Kerri Watt (kwatt@denovahomes.com)
To: rseithel@solanolafo.com; clove@solanolafo.com
Date: Thursday, December 8, 2022 at 01:54 PM PST

Hello Rich,

Attached please find the letter I have sent to the Cordelia Fire District, with an email reply from Chief Carpenter. I apologize, I had only sent an email to Chief Abruzinni (see attached),

KERRI WATT

Director of Entitlements
DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520
Office: (925) 685-0110, ext 610
Direct: (925) 291-6828
Cell: (925) 605-9304



Hello Kerri,

My apologies for not getting back to you sooner.

I have reached out to all board members involved with finance and taxes. None have any objections and the reimbursement amount provided by LAFCO

Dave Carpenter

Fire Chief
Cordelia Fire Protection District
2155 Cordelia Road
Fairfield, CA 94534
(o) 707-864-0468
(m) 707-580-2485

On Thursday, September 15, 2022 at 05:16:24 PM PDT, Kerri Watt <kwatt@denovahomes.com> wrote:

Hello Dave,

I hope you are doing well. Thank you again for speaking with me several weeks ago regarding this property detachment and the proposed pay-out to the District. I realize you have quite a lot on your Board about this or have the item scheduled for a Board meeting, if so required?

Do you foresee any concerns or is this something you think the Board would be willing to accept?

Although I will be out of the office for a few weeks, please don't hesitate to "reply all" to this email: Trent Sanson, my VP, will be happy to answer any questions you may have, as will Meily

PLEASE NOTE I WILL BE OUT OF THE OFFICE BEGINNING SEPT 19th, RETURNING OCT 10th.

Kerri Watt

Director of Entitlements
DeNova Homes, Inc.
Cell: (925) 605-9304

From: Kerri Watt
Sent: Wednesday, August 31, 2022 4:42 PM
To: firechief3100@yahoo.com
Subject: Detachment of 475/535 Pittman Road -

Agenda Item 7.A Fairfield Island Annexation Phase 1

Hello Dave,

It was a pleasure speaking with you just now. Attached is the letter which apparently never made it to you. Nonetheless, as we discussed, the Solano Local Area Formation Commission (historically, the CFPD has requested a lump sum payout equivalent to 20 years' worth of the *ad valorem* fire tax. The 2 parcels in question would pay just over \$19,000.

I sincerely would appreciate if the CFPD could respond to my letter indicating that it supports the annexation, the detachment and is willing to accept the proffered lump sum payment. Plea

Kerri Watt

Director of Entitlements

DeNova Homes, Inc.

1500 Willow Pass Court

Concord, CA 94520

Office: (925) 685-0110, ext 610

Direct: (925) 291-6828

Cell: (925) 605-9304

PLEASE NOTE I WILL BE OUT OF THE OFFICE BEGINNING SEPT 19TH, RETURNING OCT 10TH.



Hello Chief Abruzzini,

Thanks for returning my call so quickly and discussing the "detachment" from the Suisun Fire Protec on District (SFPD) in order to annex some property "islands" into the City of Fair Seithel of LAFCo has indicated that the SFPD generally requests that a mi ga on fee be paid for the "detachment" of service from the District, based upon a calcula on of assessment hopefully receive concurrence that the detachment mi ga on fee is correct and acceptable. I have cc'd on this email Trent Sanson, DeNova's vice president of Land Acquisi on. Plea: Thanks so very much!

	Map Index	Detail Map	APN	Assessee	Parcel Address	Acres	Zoning	Water	Sewer	TRU
Phase	2	B	28182020	GUTIERREZ JUAN RODRIGUEZ JT	2291 WOOLNER AVENUE	0.44	RTC1AC	no	no	6000
	3	B	28182150	ROBINS JANICE JT	2287 WOOLNER AVENUE	0.19	RTC1AC	no	no	6000
	4	B	28191010	RODRIGUEZ GILBERTO & JOSEFINA	335 HAMILTON DRIVE	0.19	RTC1AC	stubbed	yes	6000
	5	B	28191020	BARAJAS ELIBERTO LOPEZ	339 HAMILTON DRIVE	0.4	RTC1AC	stubbed	no	6000
	6	B	28191040	DARK CAROL J	401 HAMILTON DRIVE	2.82	RR2.5	stubbed	no	6000

PLEASE NOTE I WILL BE OUT OF THE OFFICE BEGINNING SEPT 19th, RETURNING OCT 10th.

KERRI WATT

Director of Entitlements

DeNova Homes, Inc.

Cell: (925) 605-9304

From: Rich Seithel <rseithel@solanolafco.com>
Sent: Thursday, September 15, 2022 2:28 PM
To: Chief Abruzzini <firechief33sui@gmail.com>
Cc: Kerri Wa <kwa @denovahomes.com>
Subject: Annexa on mi ga on

Chief,


You will be receiving a call from Kerri Watt, Director of Entitlements, Denova Homes, regarding the City of Fairfield annexing several parcels. Many of the ensure that the 20-yr mitigation fee payable to the Suisun Fire District is covered. I shared your cell phone # with Kerri.

Rich

Rich Seithel
Executive Officer

Agenda Item 7.A Fairfield Island Annexation Phase 1

Solano LAFCO
675 Texas St.
Suite 6700
Fairfield, CA 94533
(707) 439-3897

 22.08.19_Cordelia Fire District_Detachment Payment Ltr.pdf
565.7kB

 Untitled
43.2kB

 Untitled
128kB



1500 Willow Pass Court
Concord, CA 94520

☎ 925.685.0110
☎ 925.685.0660

Building a Better Community

August 17, 2022

Cordelia Fire Protection District
2155 Cordelia Road
Fairfield, CA 94534
ATTN: Chief Dave Carpenter

**RE: Proposed Annexation of Two Parcels into the City of Fairfield and Detachment from the Fire District
475 / 535 Pittman Road / APN 044-080-160 and 044-080-170**

Dear Chief Carpenter,

The City of Fairfield City Council has approved a proposal by Meadow Creek Group, Inc. to annex its above-noted properties into the City of Fairfield. I have been meeting twice-monthly with Solano County LAFCo staff (Executive Officer Rich Seithel and Deputy Executive Officer Christina Love) and City Planning Department Staff (Meily Sheehan) staff to ensure a coordinated and smooth process of annexation. One of the LAFCo requirements of the annexation is the detachment of the property from the Cordelia Fire Protection District (“District”) since the City of Fairfield Fire Department is required to serve the property upon annexation.

It is my understanding from LAFCo that the District generally requests the owner of the detaching property(ies) to pay in one lump sum 20 years’ worth of the *ad valorem* fire tax, and the District Special Parcel Tax. Apparently, this lump sum payment is intended to compensate for the loss of expected revenue from these parcels and ensure that the District is properly funded going forward. Rich Seithel kindly calculated the assessment on these two properties and the expected 20-year payment:

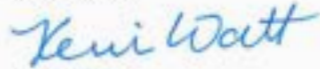
C:\Users\jseithel\Dropbox (Solano LAFCo)\2022 Projects (12)\2022-07 Fairfield Islands\Draft Table 8-4 City of Fairfield APN of all islands (6)

Map Index	Detail Map	APN	Assessor	Parcel Address	Acres	Zoning	Water	Sewer	TBA	2021-22 Ass'd Value	Ad Valorem Fire Tax Share	Ad Valorem Fire Tax Revenue	Fire Special Parcel Tax	2021-22 Fire Property Tax \$ Estimate	20-yr at 2% growth/yr
n/a		44080160	MEADOW CREEK GROUP, INC.	535 PITTMAN ROAD	3.21	A20	available	yes	R0041	\$ 368,066	0.050009	\$ 184.07	\$ 178.90	\$ 362.97	\$ 8,824.54
n/a		44080170	MEADOW CREEK GROUP, INC.	475 PITTMAN ROAD	4.88	A20	available	yes	R0041	\$ 492,647	0.050009	\$ 246.37	\$ 178.90	\$ 424.67	\$ 10,318.33

Therefore, the combined lump sum payment for these 2 parcels would be \$19,122.85. Prior to LAFCo approval of the annexation, it requires that the District indicate its consent to the amount of the lump sum payment, and identify when it would be paid, e.g. upon LAFCo approval of the annexation. It would be very helpful and we’d sincerely appreciate it if the District could make a determination about the payment by the end of October, so that we may schedule the annexation and detachment for the December LAFCo hearing.

Please don't hesitate to call (925-605-9304) or email me (KWatt@denovahomes.com) with any questions or comments. I also would be happy to set up a conference call / Zoom with you, me and City and LAFCo staff to discuss any questions or concerns you might have. I have cc'd City and LAFCo staff on this letter, also. Thank you so much for your time and consideration.

Sincerely,



Kerri Watt
Director of Entitlements

CC: Rich Seithel, Executive Officer, Solano County LAFCo, *via email*
Christina Love, Deputy Executive Officer, Solano County LAFCo, *via email*
Meily Sheehan, Senior Planner, City of Fairfield, *via email*
Trent Sanson, VP Land Acquisition and Entitlements, DeNova Homes, Inc., *via email*

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 1
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Rancho Suisun

Description consists of 3 pages
Exhibit consists of 1 page

SURVEYOR’S STATEMENT:

This description and exhibit of the LAFCO Annexation No. 2023-05 boundary is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for assessment purposes only.

Prepared on June 26, 2023, by or under the direction of:




Sabrina Kyle Pack, LS 8164



COUNTY SURVEYOR’S STATEMENT:

This description and exhibit meet the requirements of the State Board of Equalization, the Solano County Assessor/Recorder’s Office and conforms to the lines of assessment.

Dated: June 26, 2023



Name: Brian L. Sousa
Acting Solano County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2023

Richard J. Seithel, Executive Officer
Solano LAFCO

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 1
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Rancho Suisun, also lying within Lot 37 of Township 4 North, Range 2 West, Mount Diablo Meridian and being within the projection of Sections 6 and 7 in said Township, described as follows:

Being all of Parcel One and Parcel Two, as said parcels are described in that certain grant deed recorded October 31, 2014, as document number 201400084471 of Official Records, in the Office of the County Recorder of Solano County, further described as follows:

Beginning at a point on the existing city limit line of the City of Fairfield, said Point of Beginning being on the boundary of the 6th annexation of 1971 (Cordelia Annexation) by Fairfield Ordinance #71-46 as approved by the City on December 27, 1971, said Point of Beginning being the northerly terminus of the course described therein as North 21° West 680 feet, said point lying on the western line of Pittman Road (County Road No. 87) and being North 31°11'52" West 155.79 feet, more or less, from the intersection of the centerlines of Pittman Road (County Road No. 87) and Redwood Meadows Lane;

- Thence, (1) from said point of beginning, along said existing City limit line, South 20°03'50" East 683.32 feet to the northeastern corner of that certain Annexation (Smith Annex) to the City of Fairfield by Resolution #77-65 as approved by the City on May 17, 1977, recorded in Book 1977 of Official Records, at Page 45157;
- Thence, (2) along said City limit line, being the northern line of said Resolution #77-65, the following two (2) courses: South 73°01'30" West 498.47 feet, and
- Thence, (3) South 64°21'30" West 14.37 feet;
- Thence, (4) leaving said City limit line, along the western lines of said Parcels One and Two (DN 20140084471), North 32°49'30" West 570.89 feet a point on said City limit line, said point being the southwestern corner of that certain Annexation (Fort George Wright Annex) to the City of Fairfield by Resolution #88-46 as approved by the City on March 1, 1988, recorded in Book 1988 of Official Records, at Page 58430;

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 1
ANNEXATION TO CITY OF FAIRFIELD

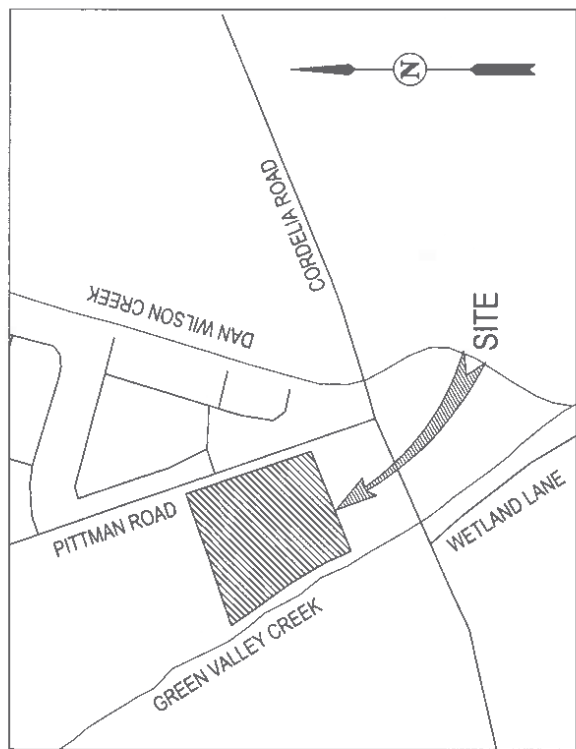
GEOGRAPHIC DESCRIPTION

Thence, (5) along said City limit line, being along the southern line of said Resolution #88-46 and said boundary line of Ordinance #71-46, North 60°56'10" East 646.10 feet to said point of beginning.

Containing 8.2 acres of land more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

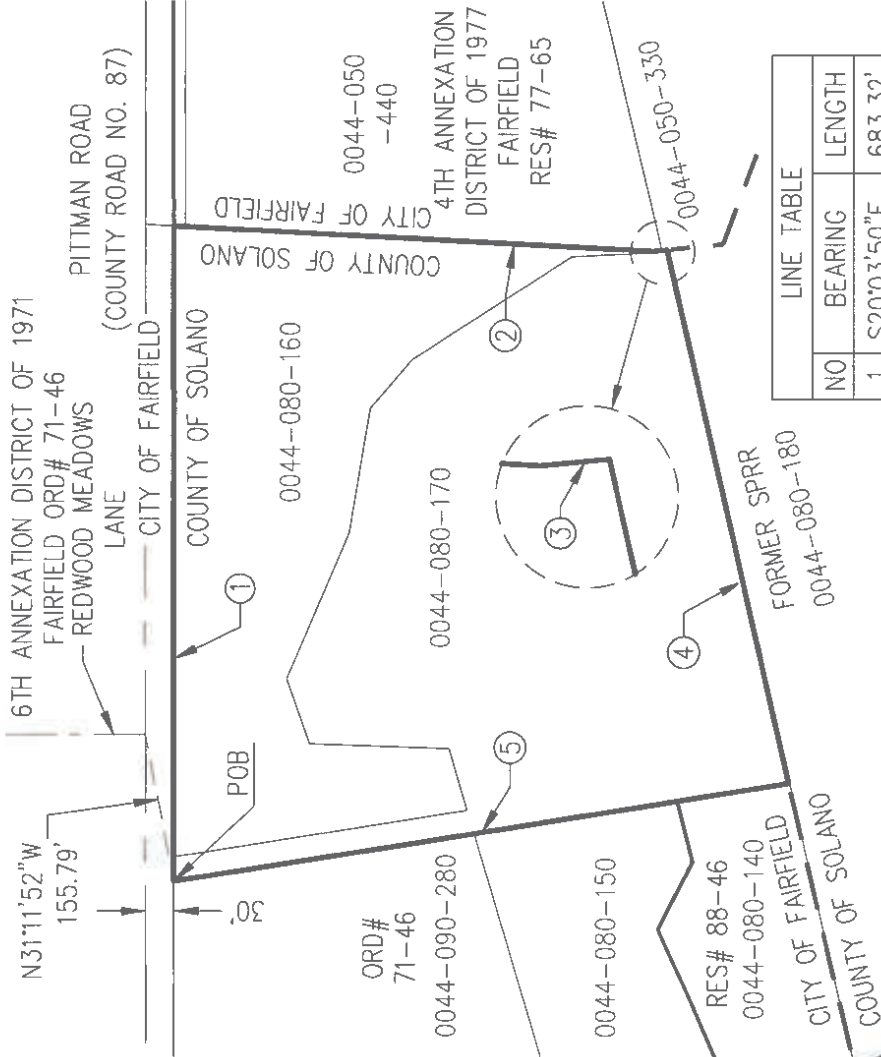
END OF DESCRIPTION



VICINITY MAP

LEGEND

- NOT TO SCALE
 - = EXISTING CITY LIMIT LINE
 - = PROPOSED ANNEXATION
 - = EXISTING ANNEXATION
 - = CENTER LINE
 - = POINT OF BEGINNING
- POB
- BEING A PORTION OF RANCHO SUISUN, LYING WITH LOT 37, AND PROJECTED SECTIONS 6 AND 7, T4N, R2W CONTAINING 8.2 ACRES, MORE OR LESS.



LINE TABLE		
NO	BEARING	LENGTH
1	S20°03'50"E	683.32'
2	S73°01'30"W	498.47'
3	S64°21'30"W	14.37'
4	N32°49'30"W	570.89'
5	N60°56'10"E	646.10'



SHEET 1 OF 1

EXHIBIT B
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION - PHASE 1
ANNEXATION TO CITY OF FAIRFIELD
SOLANO COUNTY, CALIFORNIA
JUNE 26, 2023



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

APPENDIX B

SUNSET APARTMENTS ISLAND DOCUMENTS

1. City of Fairfield City Council Approval Actions
2. Will Serve Letters
3. Central Valley Flood Protection Board Consent to be Annexed
4. Suisun Fire Protection District Standard No. 11 Notice
5. Sunset Apartment CEQA: Adopted Mitigated Negative Declaration
6. Sunset Apartments Island Map and Legal Description

CITY OF FAIRFIELD**RESOLUTION NO. 2022-342**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD ADOPTING A MITIGATED NEGATIVE DECLARATION (ER2021-039) FOR THE SUNSET AVENUE APARTMENTS PROJECT INVOLVING 130 APARTMENTS ON APPROXIMATELY 8.71-ACRES AT THE SOUTHEAST CORNER OF SUNSET AVENUE AND EAST TABOR AVENUE (APNs: 0037-030-200; 0037-030-210; 0037-060-480); FINDING THE PROPOSED ANNEXATION (ANX2021-002) OF ±4.72-ACRES LOCATED ON SUNSET AVENUE (APNS: 0037-060-480 AND 0037-060-490) CONSISTENT WITH THE CITY'S GENERAL PLAN AND MUNICIPAL SERVICE REVIEW; AND REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY

WHEREAS, on September 29, 2021, Annexation (ANX2021-002), Zone Change (ZC2021-006), Development Review (DR2021-017), and Environmental Review (ER2021-039) applications for a proposed multifamily residential development involving 130 apartments and annexation of two parcels (APNs: 0037-060-480 and 0037-060-490) into Fairfield City limits and Zone Change from Residential, Low Medium Density (RLM) District to Residential, Medium Density (RM) District located at the southeast corner of Sunset Avenue and East Tabor Avenue (APNs: 0037-030-200; 0037-030-210; and 0037-060-480) (Project) were properly filed with the Community Development Department in accordance with the rules and regulations governing the official filing of such applications; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 28, 2022. City staff presented substantial factual information regarding the proposed Project in staff reports and through oral presentations before the commission, and the commission considered all public testimony and information presented during the public hearing regarding this application; and

WHEREAS, the City Council has held a duly noticed public hearing for the proposed Mitigated Negative Declaration and Annexation requests on December 6, 2022; and

WHEREAS, the Mitigated Negative Declaration has been prepared for the Project that satisfies the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Mitigated Negative Declaration prepared for the Project applies to the City Council's actions as well as the Project's actions during the public hearing of the Planning Commission on September 28, 2022; and

WHEREAS, the council has determined the following findings exist in support of the Annexation request:

RES. NO. 2022-342

Page 2

- (a) The proposed annexation is consistent with the goals, policies, and objectives of the General Plan. *The Project site has a General Plan land use designation of Medium Density Residential and Open Space Conservation, including the 4.72 acres of land to be annexed into Fairfield City limits. The annexation of the subject parcels is necessary to facilitate the Project and provide City services, such as water and service. The Project is consistent with this land use designation in that the General Plan anticipates a variety of attached residential units, such as duets, townhomes, rowhouses, condominiums, and apartments for properties with the Medium Density Residential designations and the Laurel Creek Flood Control Channel shall remain in its form within the Open Space Conservation designation. The Project is consistent with the following General Plan Objectives: Objective HO 1: Provide for varied housing opportunities, in terms of type, price, amenities, neighborhood design, and location, for all income groups and family types; Objective HO 2: Encourage infill housing in developed areas of the City; Objective LU 8: Develop and maintain a pattern of residential land uses which provides for a variety and balance of densities and opportunities for a mixture of different dwelling and tenure types; Objective LU 11: Provide multi-family ownership and rental units in a variety of cost ranges dispersed throughout the City; Objective LU 18: Encourage infill development and compact growth; Objective UD4: Ensure high standards of quality in development; and Objective UD 8: Encourage and approve infill development which is compatible with the surrounding area. Overall, the Project is consistent with each of these General Plan Objectives. The Project provides 130 large market-rate rental units on an infill site. The residential buildings that comprise the Project site are sited in a compact manner with a high-quality design of the Spanish Colonial architectural style.*
- (b) The proposed annexation would not be detrimental to the public interest, health, safety, or welfare of the city. *Annexation of the subject parcels would not be detrimental to the public interest, health, safety, or welfare of the city. The parcel fronting Sunset Avenue (APN: 0037-060-480) will be incorporated into a proposed multifamily residential development with 130 units following the annexation into the City of Fairfield. The rear parcel (APN: 0037-060-490) contains the existing Laurel Creek Flood Control Channel and is not part of the Project development area. The Project will be subject to a collection of development standards and conditions of approval to ensure that it is constructed in a manner that does not endanger the public interest, health, or the general welfare of Fairfield.*
- (c) The proposed annexation is consistent with the 2012 Municipal Service Review. *The subject parcels are within the City of Fairfield Sphere of Influence, and it has been analyzed in the most recent 2012 Municipal Service Review (MSR). The MSR identifies the site as Annexation Area "H," an "Island Annexation," for which the City and LAFCO encourage annexation to promote the efficient provision of urban services and utilities. The Project will require LAFCO approval of the proposed annexation. Therefore, the Project approvals shall not be valid unless and until LAFCO approves and completes the proposed annexation into the City of Fairfield; and*

WHEREAS, the council desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would annex territory to the City of Fairfield.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Mitigated Negative Declaration, as contained in Exhibit A, is hereby adopted.

Section 2. The annexation of the property described in Exhibit B is hereby found consistent with the General Plan and Municipal Service Review. The Solano LAFCO is hereby requested to take proceedings for the annexation of territory, as authorized, in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 20th day of December, 2022, by the following vote:

AYES: COUNCILMEMBERS: MOY / BERTANI / CARR / PANDURO / TONNESEN / VACCARO / WILLIAMS

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

Carther May
MAYOR

ATTEST:

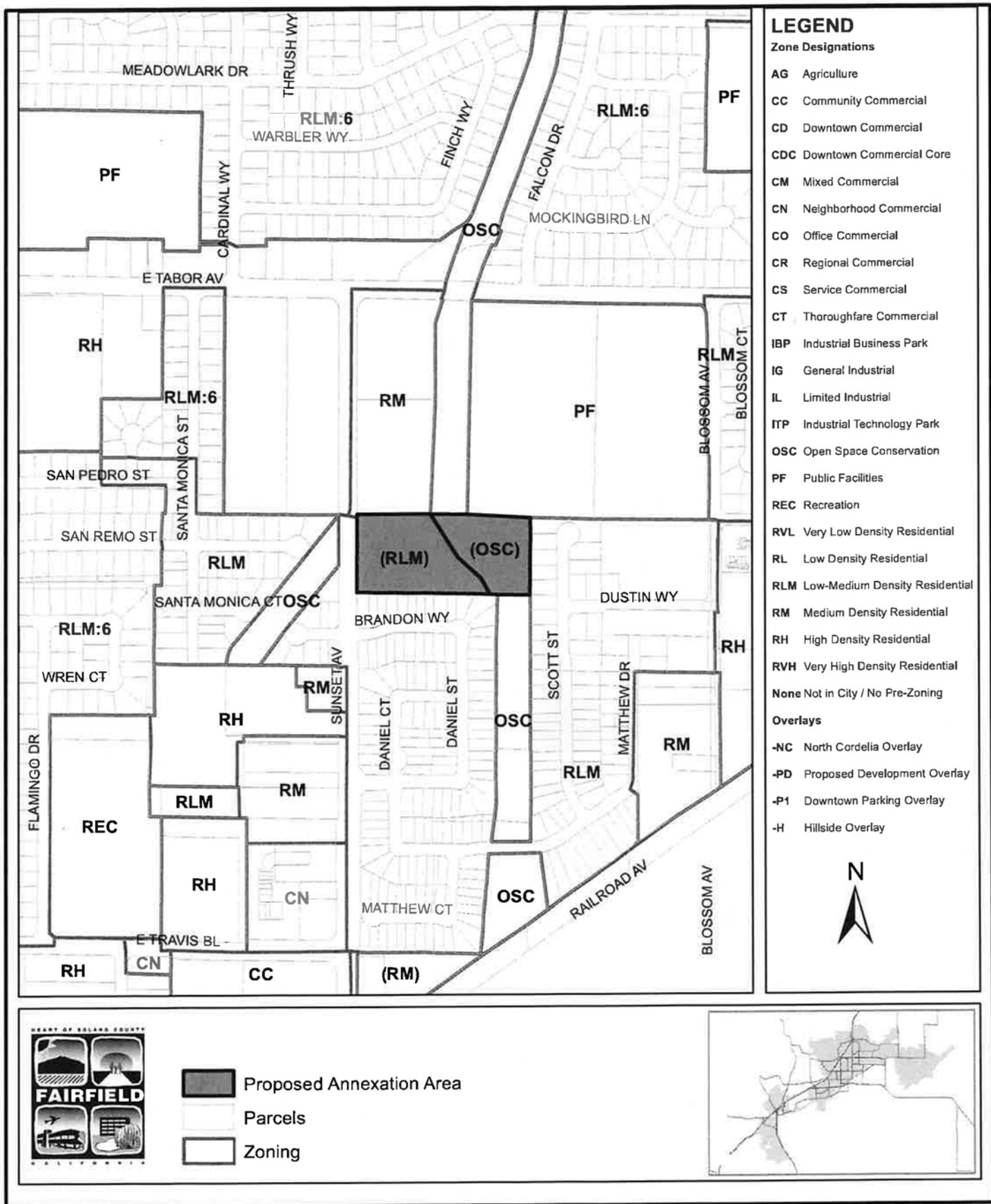
Karen L. Rees
CITY CLERK

ANNEXATION EXHIBIT

Sunset Avenue Apartments

(APNs: 0037-060-480 and 0037-060-490)

EXHIBIT B





FAIRFIELD-SUISUN SEWER DISTRICT

1010 CHADBOURNE ROAD • FAIRFIELD, CALIFORNIA 94534 • (707) 429-8930 • WWW.FSSD.COM

2/15/2023

Autumn Gasparella
TK Consulting, Inc
c/o Red Tail Multifamily Land Development, LLC
2082 Michelson Drive, 3rd Floor
Irvine, CA 92612

RE: Wastewater Service for APN Nos. 0037-030-200, 0037-030-210, 0037-060-480,
0037-060-490

Fairfield-Suisun Sewer District (FSSD) is obligated to provide sewer service to all projects approved by the City of Fairfield on parcels within the limits of the City of Fairfield. The southerly parcel would need to be annexed into the City of Fairfield in order to obtain sewer service. Please note that sewer capacity fees must be paid in order to secure entitlement to sewer capacity.

Sincerely,

Kyle Broughton
Senior Engineer

Sent via email



Comcast Cable
3011 Triad Place
Livermore, CA 94551

14 February 2023

Red Tail Multifamily Land Development, LLC
Attn: Autumn Gasparella & Christopher Jellison
2082 Michelson Drive, Irvine, CA 92612
agasparella@rtacq.com, cjellison@rtacq.com

RE: Comcast Broadband Communications Services Availability at – **E. Tabor Ave. & Sunset Ave., Fairfield, CA 94533**

Dear Property Owner:

This letter is to confirm that your proposed project located at – **E. Tabor Ave. & Sunset Ave., Fairfield, CA 94533** is within Comcast's service territory.

Under its present plans, and upon owner's/developer's completion of the service application documents, Comcast expects to be in a position to provide its services to occupants in the referenced projects. Our broadband services include television, telephone services, and high-speed internet.

- For Retail High-Speed Internet service, Xfinity offers a wide range of residential High-Speed Internet choices, ranging from minimum average speeds of 50 Mbps for downloading and 5 Mbps for uploading to 1.2 Gbps for downloading and 35 Mbps for uploading.
- For Bulk Managed Wi-Fi, Xfinity can offer high-speed internet service with average minimum speeds of 100 Mbps for downloading and 100 Mbps for uploading.

Arrangements to install the necessary service facilities are being made in accordance with Comcast's wiring infrastructure specifications and requirements.

You will be contacted by our local Engineering department, as well as our Contract Access Department, to discuss the specifics and align your project details to our internal processes.

Sincerely,

A handwritten signature in black ink that reads "David T. Higginbotham".

David Higginbotham | COMCAST – California Region | Sr. Specialist, Business Development Operations |
WSTCAL_XC_FIELD_OPS@comcast.com



February 27, 2023

Red Tail Multifamily Land Development, LLC
2082 Michelson Dr
Irvine, CA 92612

Re: Will Serve Notice

Dear Autumn Gasparella & Christopher Jellison,

This letter is written to confirm that the proposed project at E. Tabor Ave & Sunset Ave in Fairfield, California is within the Base Rate Area of the AT&T California serving area in the Fairfield Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) you, in your capacity as the developer, enter into a written service agreement with AT&T; and, 2) you, in your capacity as developer, pay all charges you are required by AT&T's Tariffs to pay.

If you have any questions, I can be contacted on 707-639-4481.

Sincerely,

Charles Jones
AT&T California – North C&E
OSP Design Engineer



PG&E Service Planning, 850 Stillwater Rd West Sacramento CA 95605

February 14, 2023

Red Tail Multifamily Land Development, LLC
Attn: Autumn Gasparella & Christopher Jellison
2082 Michelson Drive, Irvine, CA 92612

RE: E. Tabor Ave & Sunset Ave, Fairfield, CA 94533

Dear Autumn Gasparella & Christopher Jellison

This is to inform you that the Pacific Gas and Electric Company is the utility and the certified carrier of gas and electric energy serving the territory wherein the above captioned project is located.

Gas & Electric main extensions are made in accordance with the provisions of Gas & Electric Rule 15. Services are provided under Gas & Electric Rule 16. Copies of these Rules are available upon request.

To date, there has been no action on the part of the California Public Utilities Commission to close our residential or commercial rates to new or additional gas requirements. However, since all of our tariffs are subject to decisions of this Commission, you should be aware that our rules and rates in effect at the time service to the project is required will apply.

Sincerely,

Michael Harvey
Industrial Power Engineer
850 Stillwater Road, West Sacramento, CA 95605
C: (530) 434-3603



February 26, 2023

Ms. Christina Love
 Solano Local Agency Formation Commission
 675 Texas St., Ste. 6700
 Fairfield, CA 94533

RE: Intersection of Sunset Ave and E. Tabor Ave., Fairfield, Solano County, California
 "Island Annexation" of County Parcel into the City of Fairfield
 Central Valley Flood Protection Board Letter of Consent

Dear Ms. Love:

We understand the Local Agency Formation Commission of the County of Solano, together with the City of Fairfield, is in the process of annexing County Island parcels into the City of Fairfield. As part of the Island Annexation, it is our intent to assist and include the Central Valley Flood Protection Board (the "Flood Board") parcel, identified as Solano County Assessor's Parcel Number 00037-060-490 consisting of approximately 2.82-acres, from the County into the City. The Flood Board's parcel is adjacent to the parcel we have applied to annex (APN 0037-060-480) under Red Tail Multifamily Land Development, LLC.

As part of the process, we made several attempts to engage with the Central Valley Flood Protection Board to request a Letter of Consent with no avail. The first attempt was made through a Microsoft Teams Meeting on November 17, 2022, as requested from Jessica Heidari (TK Consulting, Inc.) to Humberto Negrete (CVFPB) and Andrea Buckley (CVFPB). Since the first attempt, several emails were sent to Humberto Negrete, Angela Buckley, and Jaime Silva (See Exhibit A and Exhibit B attached hereto).

We believe the Flood Board's parcel should be included in the annexation submittal package as to not leave the parcel as an island parcel. We have included the Flood Board's parcel in our Solano LAFCO Change of Organization/Reorganization Application materials. Please accept this letter to proceed with the annexation of as Central Valley Flood Protection Board's parcel.

Sincerely,

A handwritten signature in cursive script that reads "Jessica Heidari".

Jessica Heidari
 Assistant Project Manager

EXHIBIT A

Agenda Item 7.A Fairfield Island Annexation Phase 1

Jessica Heidari

From: Jessica Heidari
Sent: Thursday, February 9, 2023 12:34 PM
To: Brent Little; Negrete, Humberto@CVFPB; Silva, Jamie@CVFPB
Cc: Chris Santala; Buckley, Andrea@CVFPB; Tyler White; Christopher Jellison; Matsumoto, Bryan T CIV USARMY CESPAN (USA); Autumn Gasparella; Natalie Goetz; clove .; Sheehan, Meily
Subject: RE: Arrive Fairfield 408

Hi Jaime and Humberto,

We still have not received the Letter of Consent yet for the annexation. We have a deadline and need the signed copy as soon as possible. Can you please forward no later than tomorrow?

Many thanks,

Jessica Heidari
 Assistant Project Manager
 TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
 Irvine, CA 92612
jheidari@rtacq.com
 949.299.0861

From: Brent Little <brent@urban-ab.com>
Sent: Monday, January 23, 2023 4:32 PM
To: Jessica Heidari <jheidari@rtacq.com>; Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Matsumoto, Bryan T CIV USARMY CESPAN (USA) <Bryan.T.Matsumoto@usace.army.mil>; Autumn Gasparella <AGasparella@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>; clove . <clove@solanolafco.com>; Sheehan, Meily <msheehan@fairfield.ca.gov>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

This is really a letter of non-objection to the annexation. I have also included Christina Love with Solano County LAFCO and Meily Sheehan with the City of Fairfield. They are our principal points of contact for this annexation.

By way of background, the County and City are cooperating to annex all County islands in the City. This is to effectuate several County and City planning and service policies.

We are glad to coordinate a call amongst the agencies and stakeholders to answer any questions. However, if there is no objection, please have the appropriate person execute the document on your letterhead and provide it to this group.

Thanks,

Brent

From: Jessica Heidari <jheidari@rtacq.com>
Sent: Monday, January 23, 2023 12:55 PM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Brent Little <brent@urban-ab.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>; Autumn Gasparella <AGasparella@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

Can you please confirm the ETA on the Letter of Consent needed for the LAFCO application? We'd like to obtain as soon as possible, please. Let me know if there is anything further I can do to help move this along.

Kind Regards,

Jessica Heidari
 Assistant Project Manager
 TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
 Irvine, CA 92612
jheidari@rtacq.com
 949.299.0861

From: Jessica Heidari
Sent: Tuesday, November 22, 2022 3:41 PM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>
Subject: RE: Arrive Fairfield 408

Hi Humberto and Andrea,

Thank you for taking the time to be on a call with us late last week. Were you able to get the 408 permit to ACOE last Friday? If not, can you please confirm it will go out Monday 11/28/22 at latest?

Please see attached LAFCO application that is being included as a package application to annex in other "Fairfield Islands" with the City of Fairfield. At this time, we haven't had to supply any other materials as this is being led by Solano LAFCO and the City of Fairfield. We'll keep you updated on the process, but in the meantime, please review the application and Letter of Consent. Upon review, please add the Letter of Consent to the Flood Board's letter head and return a signed copy. We will forward the Letter of Consent to LAFCO and copy you and Humberto.

Hope you and yours have a wonderful Thanksgiving holiday!

Kind Regards,

Jessica Heidari
Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
Irvine, CA 92612
jheidari@rtacq.com
949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Wednesday, November 16, 2022 10:31 AM
To: Brent Little <brent@urban-ab.com>; Jessica Heidari <jheidari@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>
Subject: RE: Arrive Fairfield 408

Sounds good. Thank you.

Humberto Negrete
Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct
Humberto.Negrete@CVFlood.ca.gov

From: Brent Little <brent@urban-ab.com>
Sent: Wednesday, November 16, 2022 9:45 AM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Jessica Heidari <jheidari@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <tyler.white@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

Let's proceed with the meeting as you proposed. Jessica will lead the meeting on our side and Chris will be available to represent Padre.

Thanks,

Brent

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Wednesday, November 16, 2022 9:09 AM
To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Good morning,

Agenda Item 7.A Fairfield Island Annexation Phase 1

I've received two requests to change the meeting date and time. Unfortunately, Andrea and I will not be in-office next week. If the Thursday date is not desirable, the meeting will need to wait until the week of the 28th. Let me know if the meeting needs to be rescheduled until after the holiday week.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>

Sent: Tuesday, November 15, 2022 2:40 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>

Subject: RE: Arrive Fairfield 408

Hi Humberto,

Just following up on the below. Did you get a chance to look at Board staff schedules? I know we are kind of pinching against the Thanksgiving holiday.

Thanks,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>

Sent: Tuesday, November 8, 2022 2:34 PM

To: Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>

Subject: RE: Arrive Fairfield 408

Hi Brent,

I'll look over our Board staff schedules and send you some meeting dates for next week.

Thanks,

Humberto Negrete

Water Resources Engineer

Central Valley Flood Protection Board

Agenda Item 7.A Fairfield Island Annexation Phase 1

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Brent Little <brent@urban-ab.com>
Sent: Tuesday, November 8, 2022 2:31 PM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

Can we also have arrange a call with your land management group so I can debrief everyone on the LAFCO annexation?

Thanks,

Brent

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Tuesday, November 8, 2022 1:45 PM
To: Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Good afternoon Natalie,

I will have the package transmitted early next week. Once the 408 Group receives the submittal, we can schedule a meeting, if needed.

Regards,

Humberto Negrete

Water Resources Engineer

Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Natalie Goetz <ngoetz@PadreInc.com>
Sent: Tuesday, November 8, 2022 1:38 PM
To: Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: Arrive Fairfield 408

Hi Bryan,

Agenda Item 7.A Fairfield Island Annexation Phase 1

Chris mentioned that you have been gathering more information regarding the Project's need for an encroachment permit and 408 permission.

We submitted an encroachment permit request to the CVFPB earlier this year and have been working toward having them initiate 408 consultation. The last we heard, Humberto mentioned on 10/18 that he was preparing the application package to send to the 408 department. **Humberto**, do you have any updates on this?

We are also trying to arrange a meeting to collaborate regarding the annexation process with LAFCO. Would you like to join these meetings or get any updates regarding the above next steps?

Thank you!

Natalie Goetz
Staff Planner
Padre Associates, Inc.
369 Pacific Street
San Luis Obispo, CA 93401
Cell Phone: (805) 863-3452

The information contained in this message may be CONFIDENTIAL and is for the intended addressee only. Any unauthorized use, dissemination of the information, or copying of this message is prohibited. If you are not the intended addressee, please notify the sender immediately and delete this message. Thank you.

Please consider the environment before printing this email.

EXHIBIT B

Agenda Item 7.A Fairfield Island Annexation Phase 1

Jessica Heidari

From: Jessica Heidari
Sent: Friday, February 3, 2023 4:47 PM
To: Negrete, Humberto@CVFPB; Matsumoto, Bryan T CIV USARMY CESPAN (USA); Silva, Jamie@CVFPB
Cc: Tai, Kinwai CESPAN; Chris Santala; Buckley, Andrea@CVFPB; Tyler White; Christopher Jellison; Brent Little; Natalie Goetz; Campbell, Seth SPK; Lamb, Steven@CVFPB; Angela Pedroncelli; Andrew Palffy
Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Hi Humberto

Thank you so much for you, CVFPB, and the Corps' time and attention with the Fairfield Apartments project. In our attempt to maintain the Local Maintaining Agency endorsement, the City of Fairfield chose not to sign. Instead, the City requested a study of alternatives in which we accomplished a design to drain into the existing storm drain along Sunset Ave. While it was our original design intention for the Fairfield Apartments to outfall into the Laurel Creek Diversion Channel, we will no longer need to pursue the 408 permit due to the revised project design.

We will, however, still be pursuing and coordinating for the annexation of our one island parcel and CVFPB's island parcel into the City of Fairfield. With that, we are still in need of the consent letter, please! Your continued support and collaboration is appreciated.

We are happy to discuss further by phone if needed. Again, thank you so much!

Respectfully,

Jessica Heidari
 Assistant Project Manager
 TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
 Irvine, CA 92612
jheidari@rtacq.com
 949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Thursday, January 19, 2023 12:55 PM
To: Jessica Heidari <jheidari@rtacq.com>; Matsumoto, Bryan T CIV USARMY CESPAN (USA) <Bryan.T.Matsumoto@usace.army.mil>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>
Cc: Tai, Kinwai CESPAN <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Aquino, Melvin <maquino@fairfield.ca.gov>; Aquino, Melvin <maquino@fairfield.ca.gov>; Angela Pedroncelli <apedroncelli@dkengin.com>; Andrew Palffy <apalffy@dkengin.com>
Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Good afternoon Jessica,

Thank you for the notification. The requested extension until February 3rd is approved. I will check back with you by the end of next week.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>
Sent: Thursday, January 19, 2023 11:58 AM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>
Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Aquino, Melvin <maquino@fairfield.ca.gov>; Aquino, Melvin <maquino@fairfield.ca.gov>; Angela Pedroncelli <apedroncelli@dkengin.com>; Andrew Palffy <apalffy@dkengin.com>
Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Hi Humberto and Jamie,

Our team has been diligently working on the requested information and working directly with the City of Fairfield. The City has asked us to study an alternative before they sign the Maintenance Agreement. With that, we would like to request an extension for the requested information originally due within 30 days of the attached USACE Incomplete Letter. Can you please confirm if we can extend the information submittal deadline to Friday, February 3rd, 2023?

I have copied Alivn Lei and Melvin Aquino from the Public Works Engineering Department at the City of Fairfield.

Thank you,

Jessica Heidari

Assistant Project Manager
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Friday, January 6, 2023 3:29 PM
To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva,

Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Ok, thank you. I will get back to you on an ETA.

Have a good weekend.

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>

Sent: Friday, January 6, 2023 3:27 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Hi Humberto,

No need at this point, but thank you!!

Can you please confirm when we can expect the Letter of Consent?

Much appreciated,

Jessica Heidari

Assistant Project Manager
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>

Sent: Tuesday, January 3, 2023 1:16 PM

To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Good afternoon,

Apologies for the delayed response. The requested information is from the USACE 408 Group so I will need to check on their availability and then coordinate a meeting date. I will get back to you as soon as I have some information.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>

Sent: Friday, December 23, 2022 11:22 AM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Good Morning Humberto,

Thank you for forwarding. We will review internally and confirm our expected date of submittal for the items listed under "a. Information for requester to provide." It might be worth a call between you/your team and ours to ensure we understand the items in full before the submittal. Do you have availability the first week of January?

Thank you,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>

Sent: Friday, December 23, 2022 10:44 AM

To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Tai, Kinwai CESP <Kinwai.Tai@usace.army.mil>; Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: RE: Permit 19688 - Storm Outfall Project - Laurel Creek Diversion Channel - USACE Incomplete Letter

Good morning,

The Board has received the attached correspondence from the USACE 408 Group regarding information needed to render a decision letter.

Additionally, please verify the coordinates for the following proposed encroachments:

Permanent / Temporary Structures and Activities			
Encroachment Components / Details	Comments	Lat: decimal degrees	Long: decimal degrees
<i>40 linear feet of 18-inch diameter storm drain pipeline (Permanent)</i>	<i>Pipe material to be Rubber Gasketed Reinforced Concrete Pipe Class III from detention basin to outfall structure headwall.</i>	<i>38.26218 To 38.26219</i>	<i>-121.01818 To -121.01800</i>
<i>Construct New Outfall Concrete Headwall (Permanent)</i>	<i>Per Caltrans Detail D89 and flap gate</i>	<i>38.26219</i>	<i>-121.01800</i>
<i>Retaining Wall at existing property line fence (Perm)</i>	<i>1-foot-tall retaining wall</i>	<i>38.26219</i>	<i>-121.01805</i>
<i>Rock Slope Protection (Permanent)</i>	<i>For bank stabilization. Existing bank has revetment.</i>	<i>38.26220</i>	<i>-122.01796</i>

Please let me know if you have any questions or if you will need more than 30 days to submit the information, which a expected date of submittal. Include the Board in any direct correspondence with the USACE.

Have a great holiday season.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Negrete, Humberto@CVFPB

Sent: Friday, December 2, 2022 1:51 PM

To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>; Campbell, Seth SPK <Seth.Campbell@usace.army.mil>; Lamb, Steven@CVFPB <Steven.Lamb@cvflood.ca.gov>; Silva, Jamie@CVFPB <Jamie.Silva@cvflood.ca.gov>

Subject: Permit 19688 - Sunset Ave Apts Storm Outfall Project - Laurel Creek Diversion Channel - Transmitted

Good afternoon,

The transmittal was sent today to 408 requesting they initiate their federal review. A copy of the transmittal can be access from the following link: <https://cadwr.box.com/s/depxhbex9m2zx0i4nfa888kl3fevlpzs>

Some outstanding items or items that still need clarification, and might be requested by the USACE 408 Group, are:

1. LMA endorsement from Fairfield Suisun Sewer District. Stated as in-progress at application submission.

2. USACE going to require positive closure for the pipe.
3. Lease/agreement for constructing, operating, and maintaining the encroachment within the channel, which is owned in fee by the Board. This is needed to issue the permit to non-landowner.
4. Is the embankment between the outfall and detention basin designed to limit seepage and failure due to hydraulic loading?
5. Are there hydraulic drainage calculations prepared to account for the HGL of the channel?
6. Provide an overland release path should the basin be blocked or closed for any period of time to determine impacts to existing channel banks.
7. Does the design discharge of the outfall exceed predevelopment conditions?
8. Expected impacts to design flow due to pipe discharges.

A more detailed request should follow from 408 within 30 days of this submission. Let me know if you have any questions.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>

Sent: Friday, December 2, 2022 1:11 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>

Subject: RE: Arrive Fairfield 408

Hi Humberto,

I don't recall receiving a confirmation from you on the 408 permit, but I know you working on were clearing it. Can you please confirm?

Thank you,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Jessica Heidari

Sent: Tuesday, November 29, 2022 3:14 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>

Subject: RE: Arrive Fairfield 408

Hi Humberto,

I hope you had a nice Thanksgiving holiday. Can you please confirm if the 408 permit has been sent to ACOE? If you haven't already, will you be copying us on the email?

Thank you,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
Irvine, CA 92612
jheidari@rtacq.com
949.299.0861

From: Jessica Heidari

Sent: Tuesday, November 22, 2022 3:41 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>

Subject: RE: Arrive Fairfield 408

Hi Humberto and Andrea,

Thank you for taking the time to be on a call with us late last week. Were you able to get the 408 permit to ACOE last Friday? If not, can you please confirm it will go out Monday 11/28/22 at latest?

Please see attached LAFCO application that is being included as a package application to annex in other "Fairfield Islands" with the City of Fairfield. At this time, we haven't had to supply any other materials as this is being led by Solano LAFCO and the City of Fairfield. We'll keep you updated on the process, but in the meantime, please review the application and Letter of Consent. Upon review, please add the Letter of Consent to the Flood Board's letter head and return a signed copy. We will forward the Letter of Consent to LAFCO and copy you and Humberto.

Hope you and yours have a wonderful Thanksgiving holiday!

Kind Regards,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor
Irvine, CA 92612

jheidari@rtacq.com
949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Wednesday, November 16, 2022 10:31 AM
To: Brent Little <brent@urban-ab.com>; Jessica Heidari <jheidari@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <twhite@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>
Subject: RE: Arrive Fairfield 408

Sounds good. Thank you.

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Brent Little <brent@urban-ab.com>
Sent: Wednesday, November 16, 2022 9:45 AM
To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Jessica Heidari <jheidari@rtacq.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>; Tyler White <tyler.white@rtacq.com>; Christopher Jellison <cjellison@rtacq.com>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

Let's proceed with the meeting as you proposed. Jessica will lead the meeting on our side and Chris will be available to represent Padre.

Thanks,

Brent

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Wednesday, November 16, 2022 9:09 AM
To: Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Good morning,

I've received two requests to change the meeting date and time. Unfortunately, Andrea and I will not be in-office next week. If the Thursday date is not desirable, the meeting will need to wait until the week of the 28th. Let me know if the meeting needs to be rescheduled until after the holiday week.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Jessica Heidari <jheidari@rtacq.com>

Sent: Tuesday, November 15, 2022 2:40 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESPN (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>

Subject: RE: Arrive Fairfield 408

Hi Humberto,

Just following up on the below. Did you get a chance to look at Board staff schedules? I know we are kind of pinching against the Thanksgiving holiday.

Thanks,

Jessica Heidari

Project Coordinator
TK Consulting, Inc.

2082 Michelson Dr. 4th Floor

Irvine, CA 92612

jheidari@rtacq.com

949.299.0861

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>

Sent: Tuesday, November 8, 2022 2:34 PM

To: Brent Little <brent@urban-ab.com>; Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESPN (USA) <Bryan.T.Matsumoto@usace.army.mil>

Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>

Subject: RE: Arrive Fairfield 408

Hi Brent,

I'll look over our Board staff schedules and send you some meeting dates for next week.

Thanks,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Brent Little <brent@urban-ab.com>

Sent: Tuesday, November 8, 2022 2:31 PM

To: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Natalie Goetz <ngoetz@PadreInc.com>;
Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Buckley, Andrea@CVFPB
<Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Hi Humberto,

Can we also have arrange a call with your land management group so I can debrief everyone on the LAFCO annexation?

Thanks,

Brent

From: Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>
Sent: Tuesday, November 8, 2022 1:45 PM
To: Natalie Goetz <ngoetz@PadreInc.com>; Matsumoto, Bryan T CIV USARMY CESP (USA)
<Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Jessica Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>;
Buckley, Andrea@CVFPB <Andrea.Buckley@CVFlood.ca.gov>
Subject: RE: Arrive Fairfield 408

Good afternoon Natalie,

I will have the package transmitted early next week. Once the 408 Group receives the submittal, we can schedule a meeting, if needed.

Regards,

Humberto Negrete

Water Resources Engineer
Central Valley Flood Protection Board

(916) 574-0633 direct

Humberto.Negrete@CVFlood.ca.gov

From: Natalie Goetz <ngoetz@PadreInc.com>
Sent: Tuesday, November 8, 2022 1:38 PM
To: Matsumoto, Bryan T CIV USARMY CESP (USA) <Bryan.T.Matsumoto@usace.army.mil>
Cc: Chris Santala <csantala@padreinc.com>; Negrete, Humberto@CVFPB <Humberto.Negrete@cvflood.ca.gov>; Jessica
Heidari <jheidari@rtacq.com>; Brent Little <brent@urban-ab.com>; Buckley, Andrea@CVFPB
<Andrea.Buckley@CVFlood.ca.gov>
Subject: Arrive Fairfield 408

Hi Bryan,

Chris mentioned that you have been gathering more information regarding the Project's need for an encroachment permit and 408 permission.

We submitted an encroachment permit request to the CVFPB earlier this year and have been working toward having them initiate 408 consultation. The last we heard, Humberto mentioned on 10/18 that he was preparing the application package to send to the 408 department. **Humberto**, do you have any updates on this?

We are also trying to arrange a meeting to collaborate regarding the annexation process with LAFCO. Would you like to join these meetings or get any updates regarding the above next steps?

Thank you!

Natalie Goetz
Staff Planner
Padre Associates, Inc.
369 Pacific Street
San Luis Obispo, CA 93401
Cell Phone: (805) 863-3452

The information contained in this message may be CONFIDENTIAL and is for the intended addressee only. Any unauthorized use, dissemination of the information, or copying of this message is prohibited. If you are not the intended addressee, please notify the sender immediately and delete this message. Thank you.

Please consider the environment before printing this email.



February 13, 2023

Suisun Fire Protection District
455 Jackson Street
Fairfield, CA 94534
ATTN: Chief Abruzinni
Ph: (707) 425-3605

RE: Proposed Annexation of Parcels into the City of Fairfield and Detachment from the Fire District (1776 Sunset Avenue/ APN 0037-060-480, and 0037-060-490)

Dear Chief Abruzinni,

I am writing in regard to the "Island Annexation" of County Parcels into the City of Fairfield, the detachment from the Suisun Fire Protection District ("SFPD"), and payment to SFPD for the detachment. We are the project management team working on behalf of the developer, Red Tail Multifamily Land Development, LLC, for the Arrive Fairfield project, formerly known as Sunset Avenue Apartments.

The City of Fairfield City Council has approved a proposal to annex the above-noted parcels into the City of Fairfield. We have been meeting regularly with Solano County LAFCo staff (Executive Officer Rich Seithel and Deputy Executive Officer Christina Love) and City Planning Department Staff (Meily Sheehan) to ensure a coordinated and smooth process of annexation. Discussions between LAFCo and the City have identified a number of other County "Islands" which both jurisdictions would prefer to be annexed into the City of Fairfield and utilize City services. These other "islands" would be "bundled" with the annexation of the above-listed Pittman Road properties.

There are five total properties proposed for annexation which currently are serviced by the SFPD. One of the LAFCo requirements of the annexation is the detachment of these properties from the Suisun Fire Protection District as the City of Fairfield Fire Department is required to serve the property upon annexation.

It is our understanding that the owners of the detaching properties are expected to pay in one lump sum 20 years' worth of the ad valorem fire tax, and the District Special Parcel Tax. We understand this lump sum payment is intended to compensate for the loss of expected revenue from these parcels and ensure that the District is properly funded moving forward. Rich Seithel, Executive Officer of Solano Local Agency Formation Commission, kindly

calculated the assessment on these five properties and the expected 20-year payments, shown below.

The total detachment payment has been calculated as \$21,708.46. Enclosed, please review the breakdown pertaining to the two parcels we are representing (APN #'s 0037-060-480 and 0037-060-490) and check #260 in the amount of \$1,666.79 for the said fee, which includes the amortized amount for the next twenty years. Please provide written confirmation accepting the detachment mitigation fee and approval of detachment. This would allow us to proceed to an August 2023 LAFCo hearing on the proposed annexations.

Should you have any questions or comments regarding the matter, please don't hesitate to call (323-351-8296) or email me directly (agasparella@rtacq.com). I also would be happy to coordinate a conference call or virtual meeting with you, me, and City and LAFCo staff to discuss any questions or concerns you might have. Thank you so much for your time and consideration.

Sincerely,

Autumn Gasparella

Autumn Gasparella
Project Manager, TK Consulting
c/o of Red Tail Multifamily Land Development, LLC

CC: Rich Seithel, Executive Officer, Solano County LAFCo, (rseithel@solanolaftco.com)
Christina Love, Deputy Executive Officer, Solano County LAFCo, (clove@solanolaftco.com)
Meily Sheehan, Principal Planner, City of Fairfield, (msheehan@fairfield.ca.gov)
Tendai Mtunga, Senior Planner, City of Fairfield, (tmtunga@fairfield.ca.gov)

DATE:02/13/2023 CK#:260 TOTAL:\$1,666.79*** BANK:SUISUN CITY PARCEL ACCT(suisun)
PAYEE:SUISUN FIRE PROTECTION DISTRICT(suis455)

Agenda Item 7.A Fairfield Island Annexation Phase 1

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
suisun(suisun)	0068(17010-000)		Fire Detachment Fee-02/Fire Detachment Fees	1,666.79
				1,666.79

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

GF PARKWAYS, LLC
SUISUN CITY PARCEL ACCOUNT
2082 Michelson Drive, 4th Floor
Irvine, CA 92612

WESTAMERICA BANK
San Rafael, CA

260

90-4021/1211


**** ONE THOUSAND SIX HUNDRED SIXTY SIX AND 79/100 DOLLARS

DATE	AMOUNT
02/13/2023	\$1,666.79***

PAY TO THE
ORDER OF

SUISUN FIRE PROTECTION DISTRICT
455 JACKSON ST
FAIRFIELD, CA 94534

VOID IF NOT CASHED IN 90 DAYS


AUTHORIZED SIGNATURE



⑈000260⑈ ⑆121140218⑆0501292064⑈

State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
 48 — 12/21/2022 — 232
 STATE CLEARINGHOUSE NUMBER *(if applicable)*
 2022080702

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FAIRFIELD	LEAD AGENCY EMAIL	DATE 12/21/2022
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 12212022-232	

PROJECT TITLE

SUNSET AVENUE APARTMENTS

PROJECT APPLICANT NAME TK CONSULTING, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 428-7387
PROJECT APPLICANT ADDRESS 1000 WEBSTER STREET, SECOND FLOOR	CITY FAIRFIELD	STATE CA
		ZIP CODE 94533

PROJECT APPLICANT *(Check appropriate box)*


- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$
 2,598.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE AIMEE JOHNSON, DEPUTY
---	---

Check Number: 194
 Receipt Number: 1066581

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
[] County Clerk
County of: Solano
Address: 675 Texas Street, Suite 1900
Fairfield, CA 94533

From:
Public Agency: City of Fairfield
Address: 1000 Webster Street: 2nd Floor
Fairfield, CA 94533
Contact: Jonathan Atkinson
Phone: (707) 428-7387

Lead Agency (if different from above):
Address:
Contact:
Phone:

FILED

DEC 21 2022

Bill Emien, Clerk of the Board of Supervisors of the County of Solano, State of California
Deputy

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080702

Project Title: Sunset Avenue Apartments

Project Applicant: TK Consulting, Inc.

Project Location (include county): Sunset Avenue and East Tabor Avenue (Solano County)

Project Description:
Multifamily residential development involving 130 apartments at Sunset Avenue and East Tabor Avenue (APNs: 0037-030-200 and -210; and 0037-060-480). Annexation of 4.72 acres of land located at Sunset Avenue (APNs: 0037-060-480 and -490) and Zone Change from Residential, Low Medium Density District to Residential, Medium Density District for 2.82-acres on Sunset Avenue (APN: 0037-060-480).

This is to advise that the City of Fairfield has approved the above ([] Lead Agency or [] Responsible Agency)

described project on 12/20/2022 and has made the following determinations regarding the above (date) described project.

- 1. The project [] will [] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [] was not adopted for this project.
6. Findings [] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Fairfield City Hall: 1000 Webster Street: 2nd Floor, Fairfield, CA 94533

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 12/21/2022 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Document Posted From 12-21-2022 to Revised 2011

Deputy Clerk of the Board

Official Departmental Receipt - County of Solano 1066581

FAIRFIELD, CALIF., ~~City of~~ December 21, 2022

RECEIVED FROM City of Fairfield \$ 3598.00

IN PAYMENT OF NOD Filing + Admin Fees Two Thousand Five Hundred and Ninety Eight and no/100 DOLLARS

Eq W # 48-12212022-232 CR#194 (Red Tail Land Development)

ORIGINAL

BY CA01BOS James A. Beverly DEPARTMENT

ANNEXATION EXHIBIT

Sunset Avenue Apartments (APNs: 0037-060-480 and 0037-060-490)

EXHIBIT B

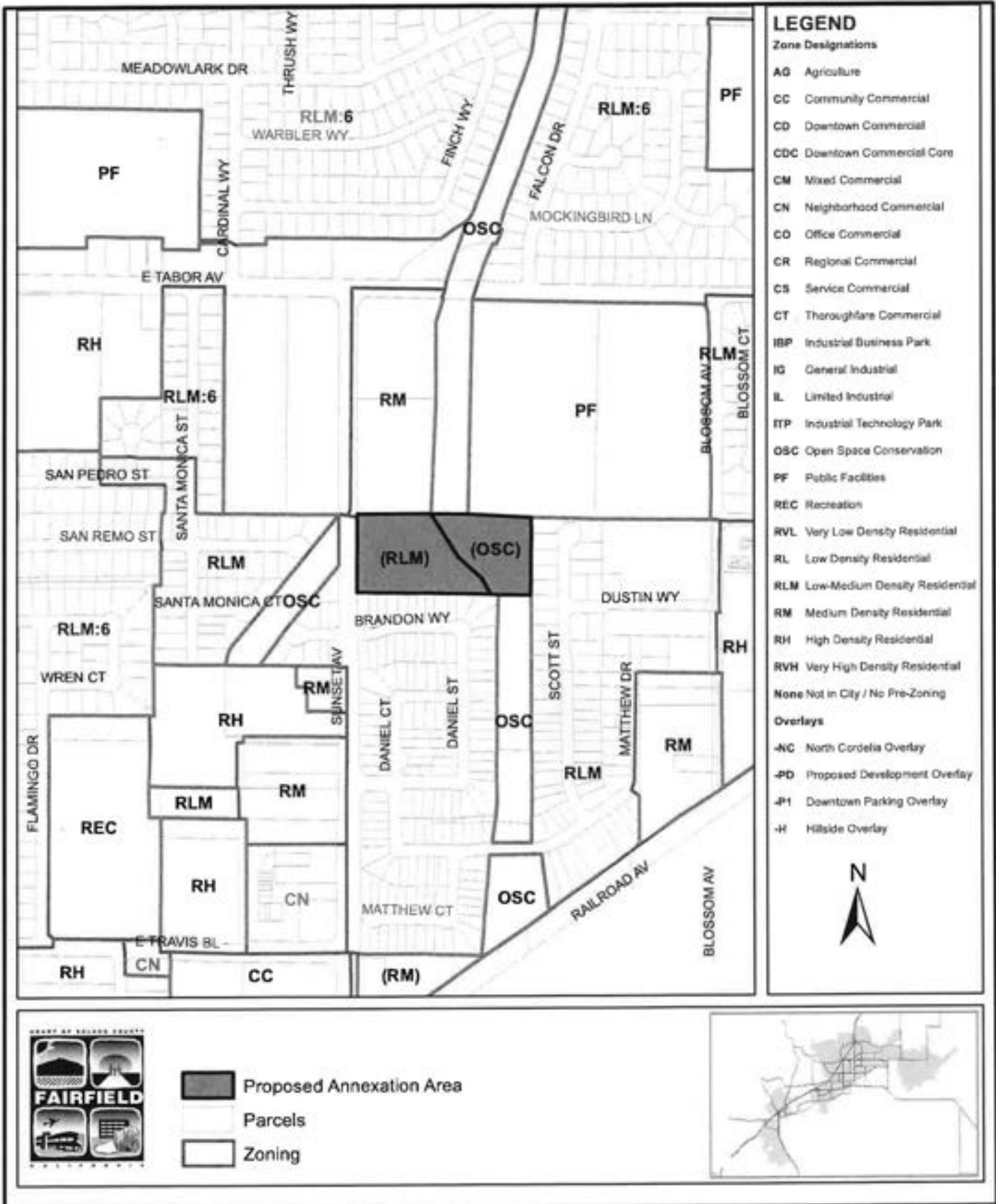


EXHIBIT "A"

LAFCO PROJECT NO. 2023-05

PROJECT NAME: Fairfield Islands Annexation - Phase 1

Page 1 of 3

**BEING A PORTION OF SECTION 19,
TOWNSHIP 5 NORTH, RANGE 1 WEST, M.D.B.&M.,
COUNTY OF SOLANO, STATE OF CALIFORNIA**

- Sheet 1- cover sheet
- Sheet 2- legal description
- Sheet 3- plat


SURVEYOR'S STATEMENT

This description and exhibit of "Fairfield Islands Annexation - Phase 1" boundary, prepared under my supervision is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for assessment purposes only.

 6/27/2023
 Daniel Drummond, Is 6333 date

COUNTY SURVEYOR'S STATEMENT

This description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor/Recorder's Office and confirms to the lines of annexation.

 6/28/2023
 Brian L. Sousa, LS 7917 date
 Acting County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

 Rich Seithel, Executive Officer date
 Solano LAFCO

EXHIBIT "A"

LAFCO PROJECT NO. 2023-05

PROJECT NAME: Fairfield Islands Annexation - Phase 1

Page 2 of 3

The land referred to herein below is situated in the county of Solano, state of California and is described as follows:

All that property lying in section 19, township 5 North, range 1 West, M. D. B. & M., County of Solano, State of California, being a portion of lot 52 as shown on map entitled "Map of Locke Paddon Colony no. 4", recorded October 11, 1912, book 4 of maps at page 13, Solano County records, described as follows:

Commencing at a found monument at the intersection of Brandon Way and Sunset Ave;
 (L1) Thence from said point of commencement, North 8° 54' 06" East 164.02 feet to the true point of beginning being the Northwest corner of the 4th Annexation District of 1982 Fairfield Resolution 1982-266, recorded November 23, 1982 in book 1982 at page 44171 Official Records Solano County, California, and a point on the East boundary of the 9th Annexation District of 1978 Fairfield Resolution 1978-177, recorded October 20, 1978 in book 1978 at page 88876 Official Records Solano County, California;

(L2) Thence from said true point of beginning leaving the Northwest corner of the 4th Annexation District of 1982 Fairfield Resolution 1982-266, along said Easterly boundary of said 9th Annexation District of 1978 Fairfield Resolution 1978-177 North 0° 06' 25" East ,300.35 feet to the Southerly boundary of the 4th Annexation District of 1972 Fairfield resolution 1972-50 (no recorded copy found);

(L3) Thence leaving said Easterly boundary of the 9th Annexation District of 1978 Fairfield Resolution 1978-177 along the Southerly boundary of said 4th Annexation District of 1972 Fairfield Resolution 1972-50 South 88° 54' 03" East 465.04 feet to the Southwesterly boundary of the 4th annexation district of 1970 (no recorded copy found);

(L4) Thence leaving 4th Annexation District of 1972 Fairfield Resolution 1972-50 along said Southerly boundary of said 4th annexation district of 1970 South 88° 54' 03" East 242.50 feet to the Northwesterly corner of the First Annexation District of 1977 Fairfield Resolution 1977-27 recorded April 21, 1977, in book 1977 at page 26448 Official Records Solano County, California;

(L5) Thence leaving said 4th Annexation District of 1970 along the Westerly boundary of said 1st Annexation District of 1977 Fairfield Resolution 1977-27 South 0° 05' 29" West, 300.10 feet to the most Northeasterly corner of said 4th Annexation District of 1982 Fairfield Resolution 1982-266;

(L6) Thence leaving said 1st Annexation District of 1977 Fairfield Resolution 1977-27, along the Northerly boundary of said 4th Annexation District Fairfield Resolution 1982-266 North 88° 55' 16" West 707.63 feet to the true point of beginning.

Containing 4.88 acres more or less.

End of description

prepared by:


 Daniel Drummond, Is 6333

6/27/2023
 date

LEGEND

- BOUNDARY
- ADJACENT PROPERTIES
- RIGHT OF WAY
- EXISTING ANNEXATION BOUNDARY
- POINT OF COMMENCEMENT
- TRUE POINT OF BEGINNING
- FOUND STANDARD STREET MONUMENT
- POC
- TPOB

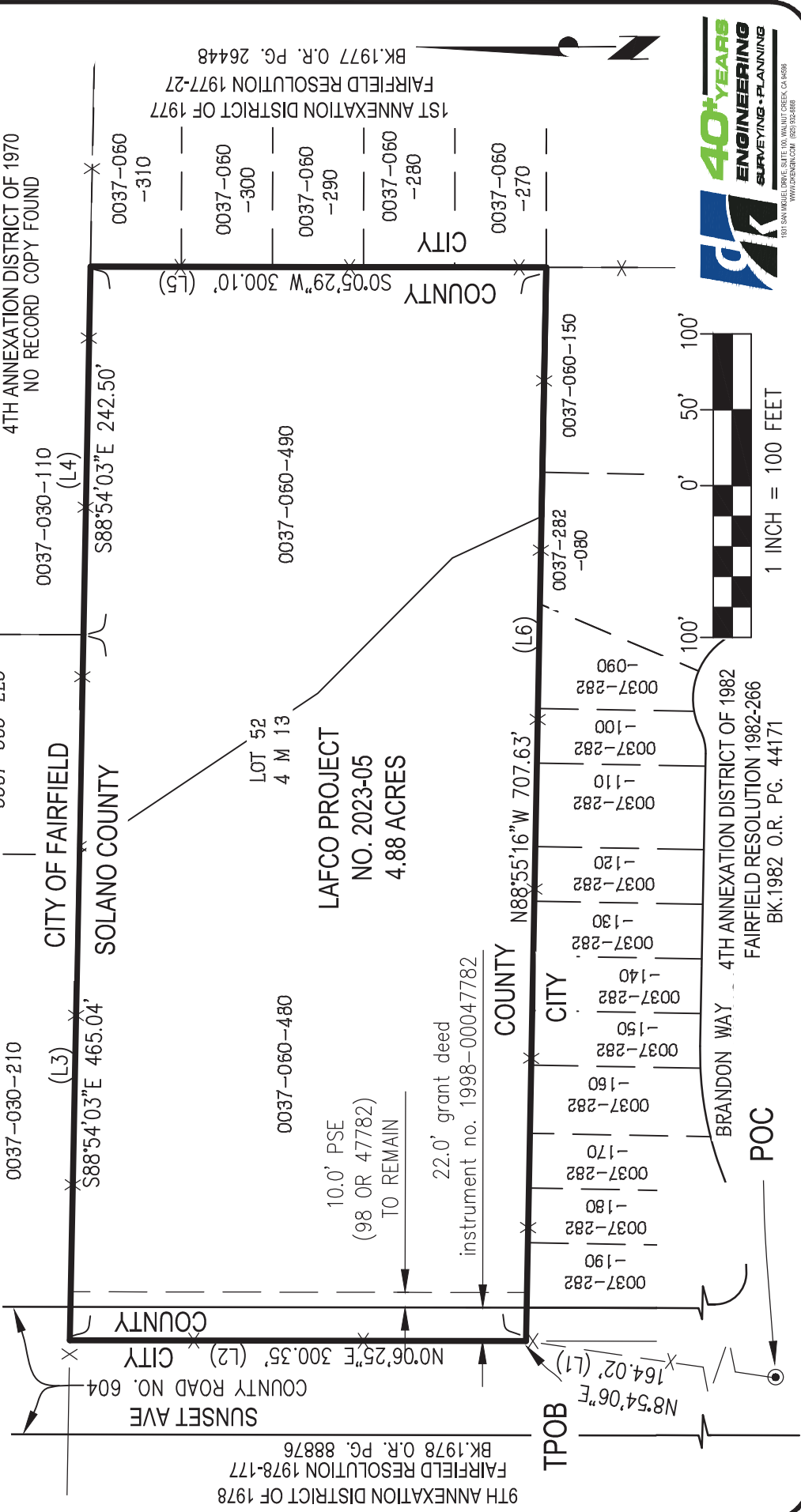
EXHIBIT "A"
 LAFCO PROJECT NO. 2023-05
 PROJECT NAME: Fairfield Islands Annexation - Phase 1

Page 3 of 3

SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 WEST, M.D.B.&M.,
 COUNTY OF SOLANO, STATE OF CALIFORNIA,
 BEING A PORTION OF LOT 52 AS SHOWN ON MAP ENTITLED
 "MAP OF LOCKE PADDON COLONY NO. 4" (4 M 13)

4TH ANNEXATION DISTRICT OF 1972
 FAIRFIELD RESOLUTION 1972-50
 NO RECORD COPY FOUND

JUNE, 2023



APPENDIX C

BLESSED BAPTIST CHURCH ISLAND DOCUMENTS

1. City of Fairfield City Council Approval Actions
2. Will Serve Letters
3. Suisun Fire Protection District Standard No. 11 Notice
4. Blessed Baptist Church CEQA: Adopted Mitigated Negative Declaration

CITY OF FAIRFIELD**RESOLUTION NO. 2021-20**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD ADOPTING A MITIGATED NEGATIVE DECLARATION (ER2019-043) FOR ANNEXATION AND DEVELOPMENT OF A 10,342 SQUARE-FOOT CHURCH AND ASSOCIATED SITE IMPROVEMENTS ON A VACANT ±1.23-ACRE PARCEL ON SUNSET AVENUE (APN: 0037-160-040), AND FINDING THE PROPOSED ANNEXATION (ANX2019-002) OF THE ENTIRE ±2.1-ACRES LOCATED ON SUNSET AVENUE (APNS: 0037-160-040, 0037-160-060) CONSISTENT WITH THE CITY'S GENERAL PLAN AND MUNICIPAL SERVICE REVIEW.

WHEREAS, on November 27, 2019 applications for Annexation (ANX2019-002), Minor Development Review (MD2019-010), and Environmental Review (ER2019-043) for a proposed 10,342 square-foot church and associated site improvements located off of Sunset Avenue (APN: 0037-160-040) ("Project") was properly filed with the Department of Community Development in accordance with the rules and regulations governing the official filing of such applications; and

WHEREAS, the Planning Commission held a duly noticed public hearing for the proposed projects on November 18, 2020, approving the Development Review and forwarded the Mitigated Negative Declaration and Annexation to the City Council with recommendation for adoption and approval; and

WHEREAS, the City Council has held a duly noticed public hearing for the proposed Annexation and Mitigated Negative Declaration for the project on January 19, 2020; and

WHEREAS, the Planning Commission has reviewed the Mitigated Negative Declaration (ER2019-043) and Mitigation Monitoring Program for the Project and all comments received and, based on the whole record before it, recommends City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program, to wit:

- (a) City staff prepared an Initial Study of the potential environmental effects of the proposed Project. Staff determined that there were potential significant impacts associated with air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources that could be mitigated to a less than significant level through air quality control measures (Mitigations AQ1); obtaining required pre-construction surveys for biological resources (Mitigations BIO1), protocols if archeological resources (Mitigation CR1), or human remains (Mitigation CR2) are uncovered during construction; protocols if paleontological resources (Mitigation GEO1) are uncovered during construction; meeting Sound Transmission Class Ratings construction standards (Mitigation NOI1); completing cultural sensitivity training prior to construction (Mitigation TC1) and protocols if tribal cultural resources (Mitigation TC2) are uncovered during construction. A copy of the Initial Study and Mitigated Negative Declaration are attached hereto as Exhibit "A" and incorporated herein by reference.

RES. NO. 2021-20

Page 2

- (b) City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration as required by law.
- (c) There is no substantial evidence, in light of the whole record before the Planning Commission, that the Project, as conditioned, will have a significant effect on the environment.
- (d) The Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission.
- (e) The Mitigation Monitoring Plan set forth in the Mitigated Negative Declaration has been prepared in accordance with law.

WHEREAS, the Planning Commission has determined the following findings exist in support of this Annexation request:

- (a) *The proposed annexation is consistent with the goals, policies, and objectives of the General Plan. The site is designated Residential Medium on the General Plan Land Use Diagram. The annexation is necessary order to obtain the provision of City services, such as sewer and water, to serve the project's utility needs. The site is consistent with General Plan Land Use Element Objectives Policy ED 7.3: Preserve and enhance the community's assets and character, including education, agriculture, open space, recreational amenities, cultural amenities, and other factors, which make the community an attractive area to live, work, and invest; Policy LU 2.3: Review and comment on all development proposals within the unincorporated areas of the City's sphere of influence and in neighboring cities; Policy LU 10.1: Where infill development is proposed, the character, scale and density of existing single-family residential neighborhoods should be preserved in the new development; Objective LU 18: Encourage infill development and compact growth; Objective UD 4: Ensure high standards of quality in development; Objective UD 8: Encourage and approve infill development which is compatible with the surrounding area.*
- (b) *The proposed annexation would not be detrimental to the public interest, health, safety, or welfare of the City. Annexation of the site would not be detrimental to the public interest, health, safety or welfare of the City. Annexation of the site is necessary to facilitate development of the Project. The Project has been designed to complement and enhance the existing visual character of the site and its surroundings. The Project as proposed and the conditioned will ensure that it does not bear an adverse effect on the general welfare of the surrounding neighborhood and the City. The project has been conditioned to meet or exceed City of Fairfield design and development regulations and comply with all applicable sections of the Zoning Ordinance.*
- (c) *The proposed annexation is consistent with the 2012 Municipal Service Review. The project site is within of the City of Fairfield Sphere of Influence and has it been analyzed in the most recent 2012 Municipal Service Review. The Project will require LAFCO*

RES. NO. 2021-20

Page 3

approval of the proposed annexation. Therefore, the project entitlements shall not be valid unless and until LAFCO approves and completes the proposed annexation into the City of Fairfield.

WHEREAS, the City Council desires to initiate proceedings pursuant to the Cortese-Knox-Hertberg Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would annex territory to the City of Fairfield.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Mitigated Negative Declaration as contained in Exhibit "A" is hereby adopted.

Section 2. The annexation of the property described in Exhibit "B" is hereby found consistent with the General Plan and Focused Municipal Service Review. The Solano County LAFCO is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 19th day of January, 2021, by the following vote:

AYES: COUNCILMEMBERS: PRICE / BERTANI / MOY / PANDURO / TIMM / TONNESEN / VACCARO

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None


MAYOR

ATTEST:


CITY CLERK

EXHIBIT A

CITY OF FAIRFIELD

Initial Study Questionnaire

PROJECT DESCRIPTION AND BACKGROUND

Project title: Blessed Baptist Church
Contact Person: Meily Sheehan, Senior Planner (707) 428-7474
msheehan@fairfield.ca.gov

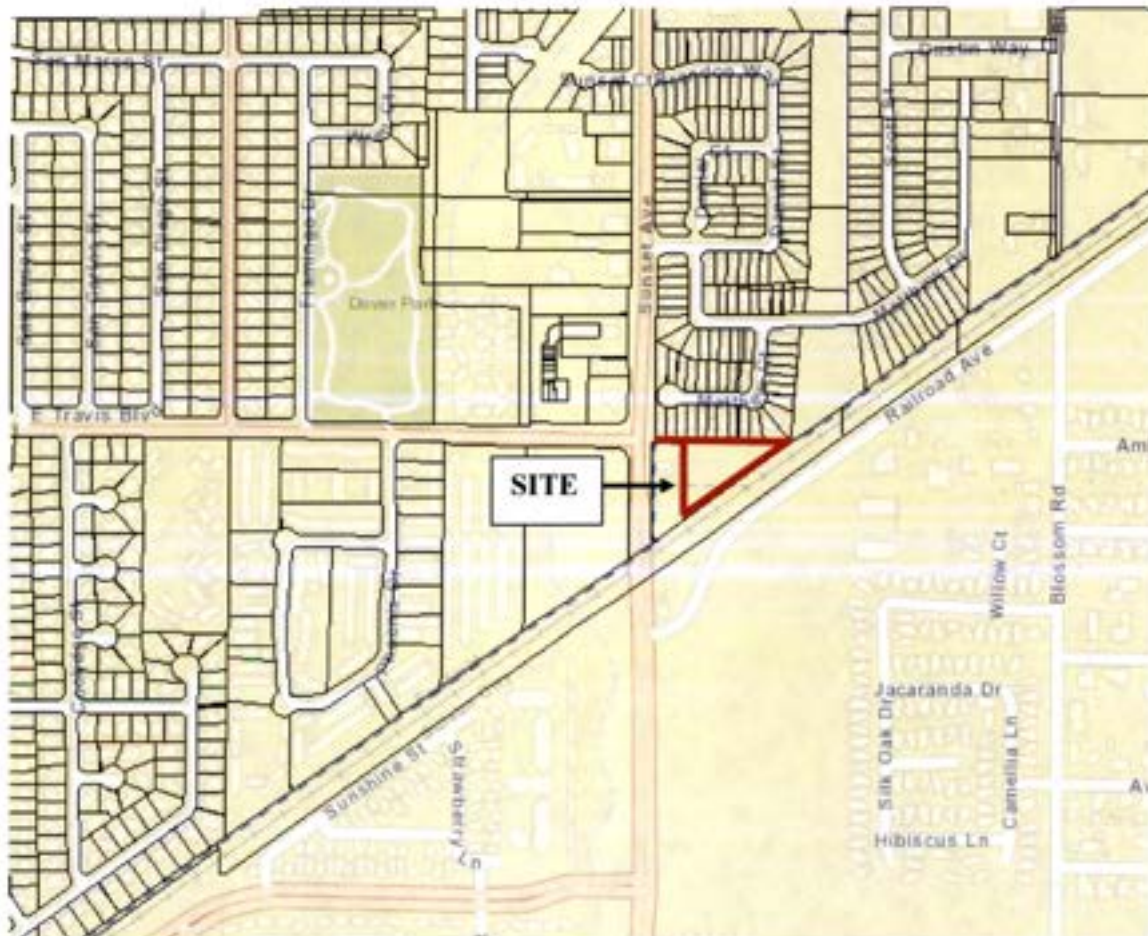
Project Sponsor's Name and Address: Joseph Palafox
3939 Smith Street
Union City, CA 94581

General Plan Designation: RM (Residential Medium)

Zoning: RM (Residential Medium)

Project Location: On Sunset Avenue, Fairfield, Solano County

Longitude/Latitude: 38.257999"N", -122.019069"W"
Assessor's Parcel Number: 0037160040



AVAILABILITY OF DOCUMENT: This document is available for review at: 1000 Webster St, 2nd fl., Fairfield, CA; 8am-12pm, 1-5:30pm; Monday-Thursday, and the second, fourth, and fifth Fridays of each month.

EXHIBIT B

**LAFCO PROJECT NO. 2019-
PROJECT NAME: BLESSED BAPTIST CHURCH
ANNEXATION TO THE CITY OF FAIRFIELD
GEOGRAPHIC DESCRIPTION**

The land referred to is situated in the unincorporated area of the County of Solano, State of California, and is described as follows:

Being a portion of Lot 41, as the same is shown on that certain map entitled: "LOCKE PADDON COLONY NO. 4", which map was filed for record in the office of the County Recorder of Solano County, California, October 11, 1912, in Book 4 of Maps, Page 13, described as follows:

Beginning at a point on the northwesterly boundary line of Southern Pacific Railroad Company right of way at the Northeasterly corner of Lot 41, LOCKE PADDON COLONY NO. 4, also being the common corner of Solano County with the City of Fairfield and City of Suisun City as shown on the 3rd Annexation District of 1984, City of Fairfield; thence along the prolongation of said line,

(C01) North 88°54'13" West, 509.35 feet to the westerly line of the Parcel described in that Grant Deed recorded as Document #200800040225, Solano County Official Records; thence along last said line,

(C02) South 00°06'15" West, 366.10 feet, more or less to the northwesterly boundary of the Southern Pacific Railroad Right of Way and the Suisun City limit line; thence along said City/County Limit Line and said northwesterly boundary line of the Southern Pacific Railroad Company,

(C03) North 55°03'11" East, 622.10 feet, more or less to the **Point of Beginning**.

Containing 2.1401 Acres, more or less.

See Exhibit, plot to accompany description, attached hereto and made a part hereof.

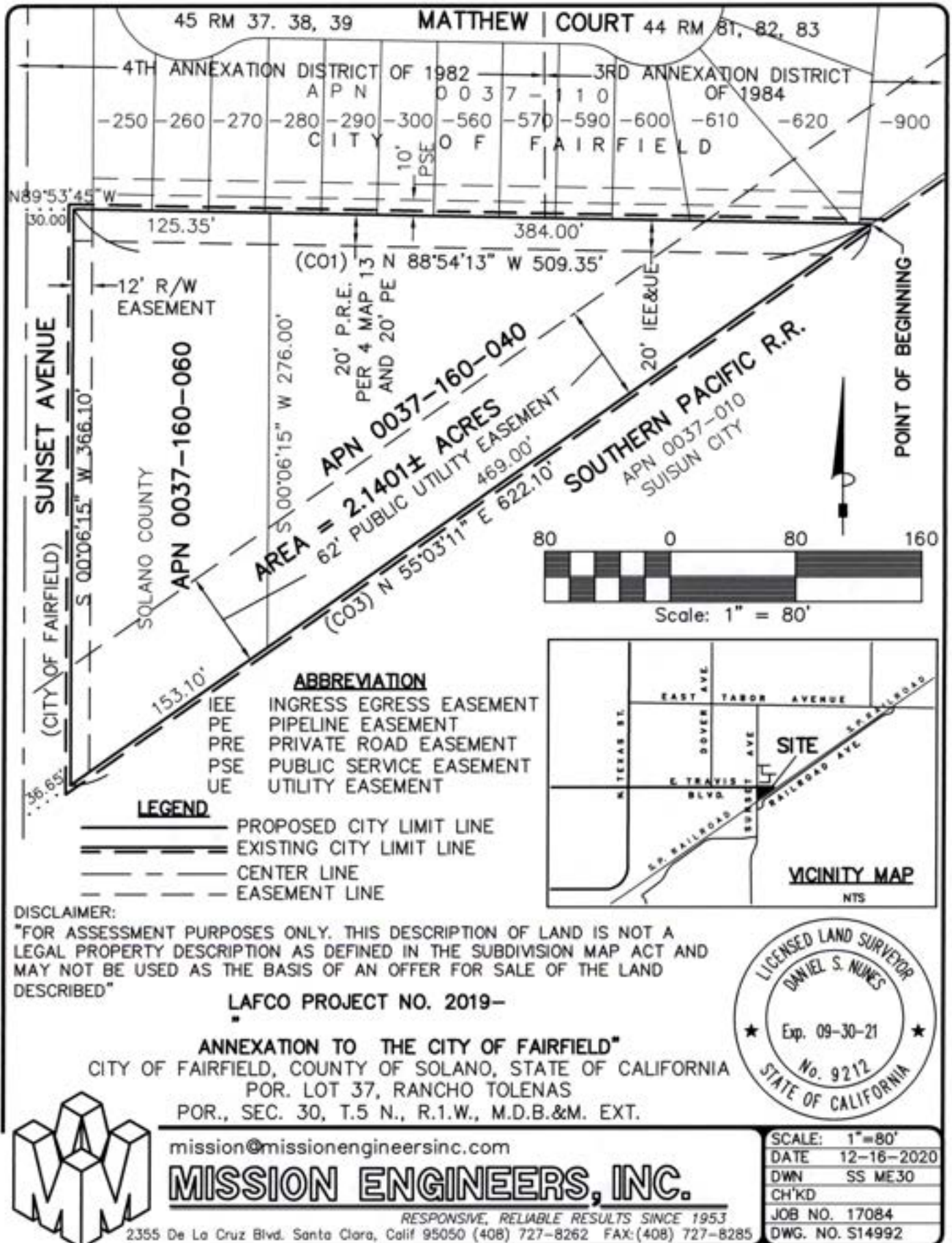
This Legal Description was prepared by or under the direction of:

Daniel S. Nunes, PLS 9212

Date



For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.





FAIRFIELD-SUISUN SEWER DISTRICT

1010 CHADBOURNE ROAD • FAIRFIELD, CALIFORNIA 94534 • (707) 429-8930 • WWW.FSSD.COM

2/24/2023

Daniel Nunes
Mission Engineers, Inc.
2355 De La Cruz Boulevard
Santa Clara, CA 95050

RE: Wastewater Service for APN Nos. 0037-160-040 & 0037-040-060

Fairfield-Suisun Sewer District (FSSD) is obligated to provide sewer service to all projects approved by the City of Fairfield on parcels within the limits of the City of Fairfield. The parcels would need to be annexed into the City of Fairfield in order to obtain sewer service. Please note that sewer capacity fees must be paid in order to secure entitlement to sewer capacity.

Sincerely,

Kyle Broughton
Senior Engineer

Sent via email



PG&E Service Planning, 850 Stillwater Rd West Sacramento CA 95605

February 24, 2023

Mission Engineers, Inc.
Attn: John Soares
2355 De La Cruz Blvd Santa Clara, CA 95050

RE: 4408 Sunset Avenue & 4412 Sunset Avenue, Fairfield, CA 94533

Dear John Soares

This is to inform you that the Pacific Gas and Electric Company is the utility and the certified carrier of gas and electric energy serving the territory wherein the above captioned project is located.

Gas & Electric main extensions are made in accordance with the provisions of Gas & Electric Rule 15. Services are provided under Gas & Electric Rule 16. Copies of these Rules are available upon request.

To date, there has been no action on the part of the California Public Utilities Commission to close our residential or commercial rates to new or additional gas requirements. However, since all of our tariffs are subject to decisions of this Commission, you should be aware that our rules and rates in effect at the time service to the project is required will apply.

Sincerely,

Michael Harvey
Industrial Power Engineer
850 Stillwater Road, West Sacramento, CA 95605
C: (530) 434-3603

From: Suisun District <firechief33sui@gmail.com>
Sent: Friday, December 9, 2022 9:26 PM
To: Kerri Watt
Subject: Re: Suisun Fire Protection District - Detachment Payment

Good evening Kerri,

Thank you for reaching out and for speaking with me today. The Suisun Fire Protection District is in concurrence with the Deannexation from the district. If you have any questions please feel free to reach out to me. Thank you.

Fire Chief
Alfred Abruzzini
Suisun Fire Protection District
Office 707-425-3605
Cell 707-333-4567

On Dec 8, 2022, at 3:04 PM, Kerri Watt <kwatt@denovahomes.com> wrote:

Hello Chief Abruzinni,

I am following up on a conversation and an email I sent in mid-September (attached) regarding the detachment of some properties from the Suisun Fire Protection District and the calculation and of the detachment payment. Since that email, Meadow Creek Group, Inc., owner of several annexing properties and who I am representing, has agreed to pay the costs of five of the residential properties which are proposed to be detaining from SFPD. Please see the attached letter.

I would sincerely appreciate the opportunity to speak with you, and hopefully receive the SFPD's concurrence with the detachment payment and amount. Please don't hesitate to call or email with any questions or comments. Thank you so much!

KERRI WATT
Director of Entitlements
DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520
Office: (925) 685-0110, ext 610
Direct: (925) 291-6828
Cell: (925) 605-9304

<image001.jpg>

C:\Users\rseithel\Dropbox (Solano LAFCO)\2022 Projects (1)\2022-07 Fairfield Islands\Draft table 8-4 City of Fairfield APN of all islands (6)

Map Index	Detail Map	APN	Assessee	Parcel Address	Acres	Zoning	Water	Sewer	TRA	2021-22 Assd Value	Ad Valorem Fire Tax Share	Ad Valorem Fire Tax Revenue	Fire Special Parcel Tax	2021-22 Fire Property Tax \$ Estimate	20-yr at 2% growth/yr
n/a		44080160		535 PITTMAN ROAD	3.21	A20			60041	\$ 368,066	0.050009	\$ 184.07	\$ 178.30	\$ 362.37	\$ 8,804.54
n/a		44080170		475 PITTMAN ROAD	4.86	A20			60041	\$ 492,647	0.050009	\$ 246.37	\$ 178.30	\$ 424.67	\$ 10,318.31
x	A	180110120	GARTON MICHAEL & BEVERLY JT	228 LOPES ROAD	0.18	RTC1AC	no	yes	60040	\$ 160,963	0.050762	\$ 81.71	\$ 356.60	\$ 438.31	\$ 10,649.73
x	B	28182020	GUTIERREZ JUAN RODRIGUEZ JT	2291 WOOLNER AVENUE	0.44	RTC1AC	no	no	60064	\$ 352,186	0.077457	\$ 272.79	\$ -	\$ 272.79	\$ 6,628.15
	B	28182150	ROBINS JANICE JT	2287 WOOLNER AVENUE	0.19	RTC1AC	no	no	60064	\$ 428,929	0.077457	\$ 332.24	\$ -	\$ 332.24	\$ 8,072.45
x	B	28191010	RODRIGUEZ GILBERTO & JOSEFINA	335 HAMILTON DRIVE	0.19	RTC1AC	stubbed	yes	60064	\$ 101,623	0.077457	\$ 78.71	\$ -	\$ 78.71	\$ 1,912.55
x	B	28191020	BARAJAS ELIBERTO LOPEZ	339 HAMILTON DRIVE	0.4	RTC1AC	stubbed	no	60064	\$ 113,713	0.077457	\$ 88.08	\$ -	\$ 88.08	\$ 2,140.08
x	B	28191040	DARK CAROL J	401 HAMILTON DRIVE	2.82	RR2.5	stubbed	no	60065	\$ 157,026	0.077457	\$ 121.63	\$ -	\$ 121.63	\$ 2,955.23
x	D	37060480	CROSS CHARLES R & MARY E TR	1776 SUNSET AVENUE	0.85	RR2.5	yes	yes (2)	60065	\$ 82,592	0.077457	\$ 63.97	\$ -	\$ 63.97	\$ 1,554.38
	D	37060490	SAC & SAN JOAQUIN DRAIN DIST		2.06	A20	n/a	n/a	60065	\$ -	0.077457	\$ -	\$ -	\$ -	\$ -
x	D	37160040	BLESSED BAPTIST CHURCH	4408 SUNSET AVENUE	0.7	A20	no	no	60065	\$ 134,025	0.077457	\$ 103.81	\$ -	\$ 103.81	\$ 2,522.35
	D	37160060	WOODRUFF ROBERT E & DEBRA J TR	4412 SUNSET AVENUE	4.94	A20	no	yes (2)	60065	\$ 609,247	0.077457	\$ 471.90	\$ -	\$ 471.90	\$ 11,466.04
												\$ 2,045.28	\$ 713.20	\$ 2,758.48	\$ 67,023.81

Cordelia Fire
Suisun Fire

	Yr 1	Yr 1 X 20	20 yrs w/2% ↑ /yr
Cordelia	\$ 1,225.34	\$ 24,506.84	\$ 29,772.59
Suisun	\$ 1,533.14	\$ 30,662.76	\$ 37,251.22
Total	\$ 2,758.48	\$ 55,169.60	\$ 67,023.81

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Solano _____
 Address: 675 Texas Street _____
 Fairfield, CA 94533 _____

From:

Public Agency: City of Fairfield
 Address: 1000 Webster Street
 Fairfield, CA 94533
 Contact: Meily Sheehan
 Phone: 707-428-7474

FILED

Lead Agency (if different from above) **FEB 22 2021**

Address: _____
 Birgitte E. Corsello, Clerk of
 the Board of Supervisors of
 the County of Solano, State of California
 Contact: _____
 Phone: _____
 Deputy: *[Signature]*

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Blessed Baptist Church

Project Applicant: Joseph Palafox, Blessed Baptist Church

Project Location (include county): Sunset Avenue (APNS: 0037-160-040, 0037-160-060) Fairfield, Solano CA

Project Description:
 Annexation of two parcels totaling ±2.1 acres of of Sunset Avenue into the City of Fairfield in order to construct a 10,342 square-foot church and associated site improvements on one of the two parcels, the vacant ± 1.23-acre parcel (APN:0037-160-040).

This is to advise that the City of Fairfield has approved the above
 Lead Agency or Responsible Agency)

described project on January 19, 2021 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department – 2nd floor City Hall, 1000 Webster Street, Fairfield, CA 94533

Signature (Public Agency): *[Signature]* Title: Senior Planner

Date: 2-1-21 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Document Posted From 02-22-21 to _____ Revised 2011

Deputy Clerk of the Board

ATTACHMENT A

§56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.
- (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.
- (C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

§56375.3

(a) Island annexation may be approved without protest and election if all of the following requirements are met:

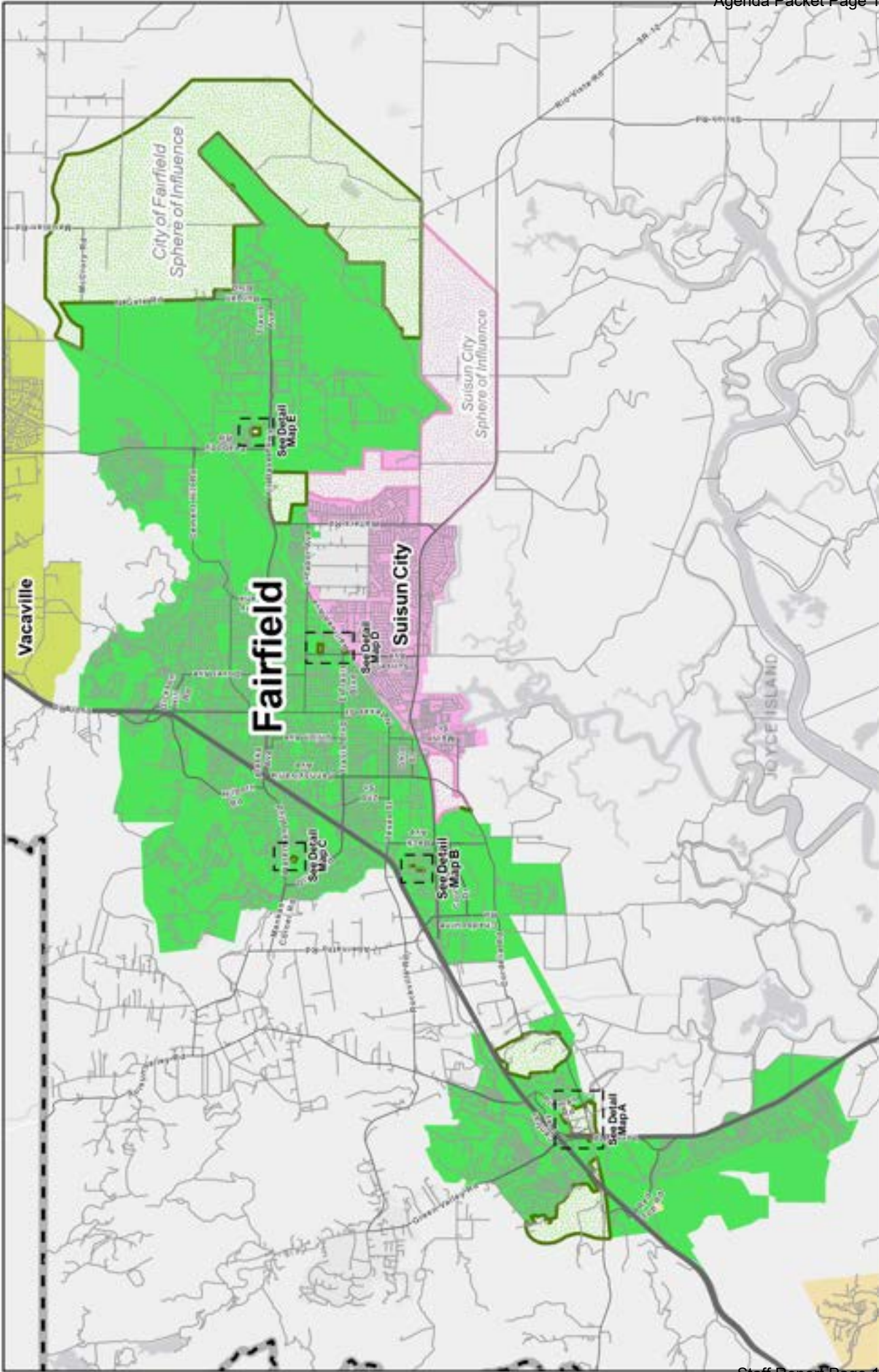
- (1) The change of organization or reorganization is initiated on or after January 1, 2000.
- (2) The change of organization or reorganization is proposed by resolution adopted by the affected city.
- (3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all of the following requirements:

- (1) It does not exceed 150 acres in area, and that area constitutes the entire island.
- (2) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.
- (3) It is surrounded in either of the following ways:
 - A. Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.
 - B. Surrounded by the city to which annexation is proposed and adjacent cities.
- (4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:
 - A. The availability of public utility services.
 - B. The presence of public improvements.
 - C. The presence of physical improvements upon the parcel or parcels within the area.
- (5) It is not prime agricultural land, as defined by Section 56064.
- (6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.
- (7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district
- (8) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.

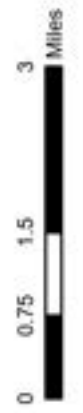
B ATTACHMENT B

**LAFCO Map of Existing Islands in City of
Fairfield**



City of Fairfield

- █ City of Fairfield Boundary
- █ City of Fairfield Sphere of Influence
- █ Suisun City
- █ Suisun City Sphere of Influence
- █ City of Vacaville Boundary
- █ Solano County
- █ City of Vallejo



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





City of Fairfield — Detail Map A

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- City of Fairfield Boundary
- City of Fairfield Sphere of Influence





City of Fairfield — Detail Map B



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- City of Fairfield Boundary
- City of Fairfield Sphere of Influence



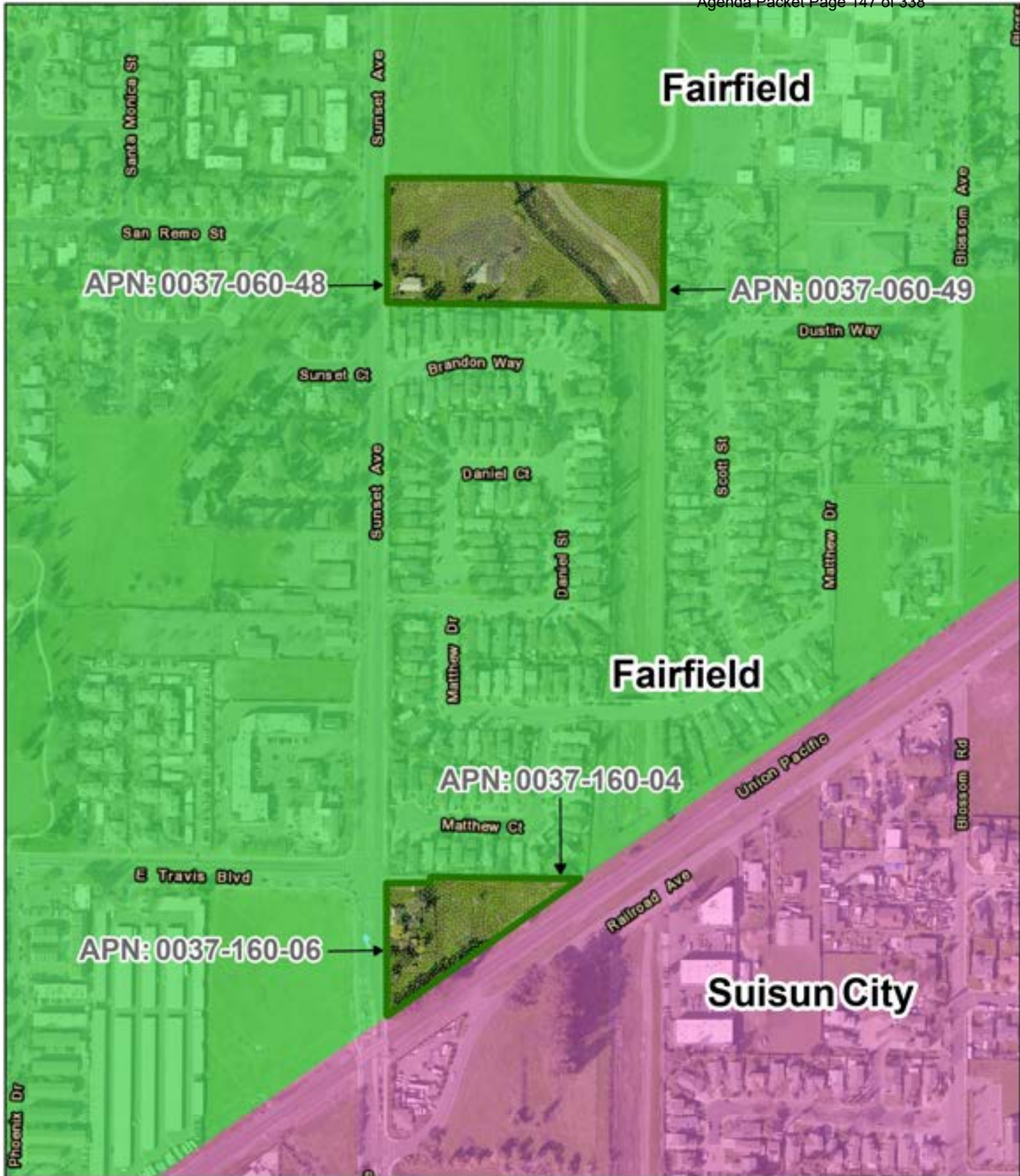
City of Fairfield — Detail Map C

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- City of Fairfield Boundary
- City of Fairfield Sphere of Influence





City of Fairfield — Detail Map D

- City of Fairfield Sphere of Influence
- City of Fairfield Boundary
- Suisun City



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





City of Fairfield — Detail Map E

- City of Fairfield Boundary
- City of Fairfield Sphere of Influence

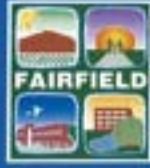


Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



ATTACHMENT C

**City of Fairfield Community Meeting Letter for
Property Owners**



CITY OF FAIRFIELD

Founded 1856 - Incorporated December 12, 1903

Community Development Department

March 8, 2023

Re: Pittman Road Proposed Bundle Annexation Comprising of a Total of Twelve (12) Properties on 16.51 Acres in Solano County

Dear Property Owners:

The City of Fairfield will be hosting a property owners' meeting on March 25, 2023, at 10:30 A. M. to be held at the Fairfield Civic Center Library located east of the City Hall at 1150 Kentucky Street. The purpose of the meeting is to provide annexation procedures involving your property. All property owners are highly encouraged to attend.

The City is pursuing the annexation of areas of unincorporated Solano County associated with twelve (12) Assessor's Parcel Numbers which include your property.

The City of Fairfield is inviting you as our neighbors within our Sphere of Influence (SOI) to join the City through annexation. Your neighbors, namely Meadow Creek Group LLC, Blessed Baptist Church, and the Sunset Avenue Apartments, have already completed the City entitlement process towards annexation and their annexation applications are under review with the Solano County Local Agency Formation Commission (LAFCO). It is prudent to include your properties in this annexation so that your properties will not remain isolated as islands in the County surrounded by the City of Fairfield. If annexed your properties will benefit from the following City services:

- A full range of superior municipal services that are provided to all Fairfield residents;
- Service from City of Fairfield Police and Fire;
- City water and sewer services;
- Ability to vote for City elected officials, be appointed a member of a Board or Commission, or run for City Council.

Page 2

Pittman Road Proposed Bundle Annexation Comprising of a Total of Twelve (12) Properties on 16.51 Acres in Solano County

Please consider this letter of invitation as a courtesy of the City of Fairfield to provide all property owners with the knowledge that they are being annexed and the opportunity to participate in the annexation willingly. In addition, this annexation does not cost your property any normal annexation costs. You are being offered the opportunity to be a part of the City of Fairfield without paying any LAFCO Annexation Application fees. However, some unforeseeable City service connection charges may be applicable. Such charges may vary from parcel to parcel depending on the City services your property is already connected to or would like to be connected to.

In the case you may not want your property to be annexed, the City of Fairfield and LAFCO are empowered under Sections 56744 and 56375.3 of the Government Code to annex your property.

Streamlined Island Annexation Process (Government Code §56375.3):

The law provides that an "island annexation" initiated by a City must be approved by LAFCO and protest proceedings are waived if the following requirements are met:

1. Annexation is proposed by resolution of the annexing city.
2. The island is 150 acres or less in size.
3. The island is surrounded or substantially surrounded by the annexing city or by the annexing city and adjacent cities.
4. The island is not a gated community where services are currently provided by a community services district.
5. The island is substantially developed or developing based on the availability of public utilities, presence of public improvements or the presence of physical improvements on the parcels within the area.
6. The island is not prime agricultural land as defined in Government Code Section 56064.
7. The island is receiving benefits from the annexing city or will benefit from the city.
8. The island was not created after January 1, 2000.

Furthermore, California Legislature enacted special legislation in 2001 (Government Code Section 56375.3) to make it easier for cities to annex certain unincorporated islands. The law allows cities to annex islands through a streamlined process that does not require protest proceedings or elections, provided the island meets the above eight requirements and is 150 acres or less in size.

If you would like to meet prior to the property owners' meeting, or have any questions, please feel free to call or email me at tmtunga@fairfield.ca.gov or 707-428-7446.

Page 3

**Pittman Road Proposed Bundle Annexation Comprising of a Total of Twelve (12) Properties
on 16.51 Acres in Solano County**

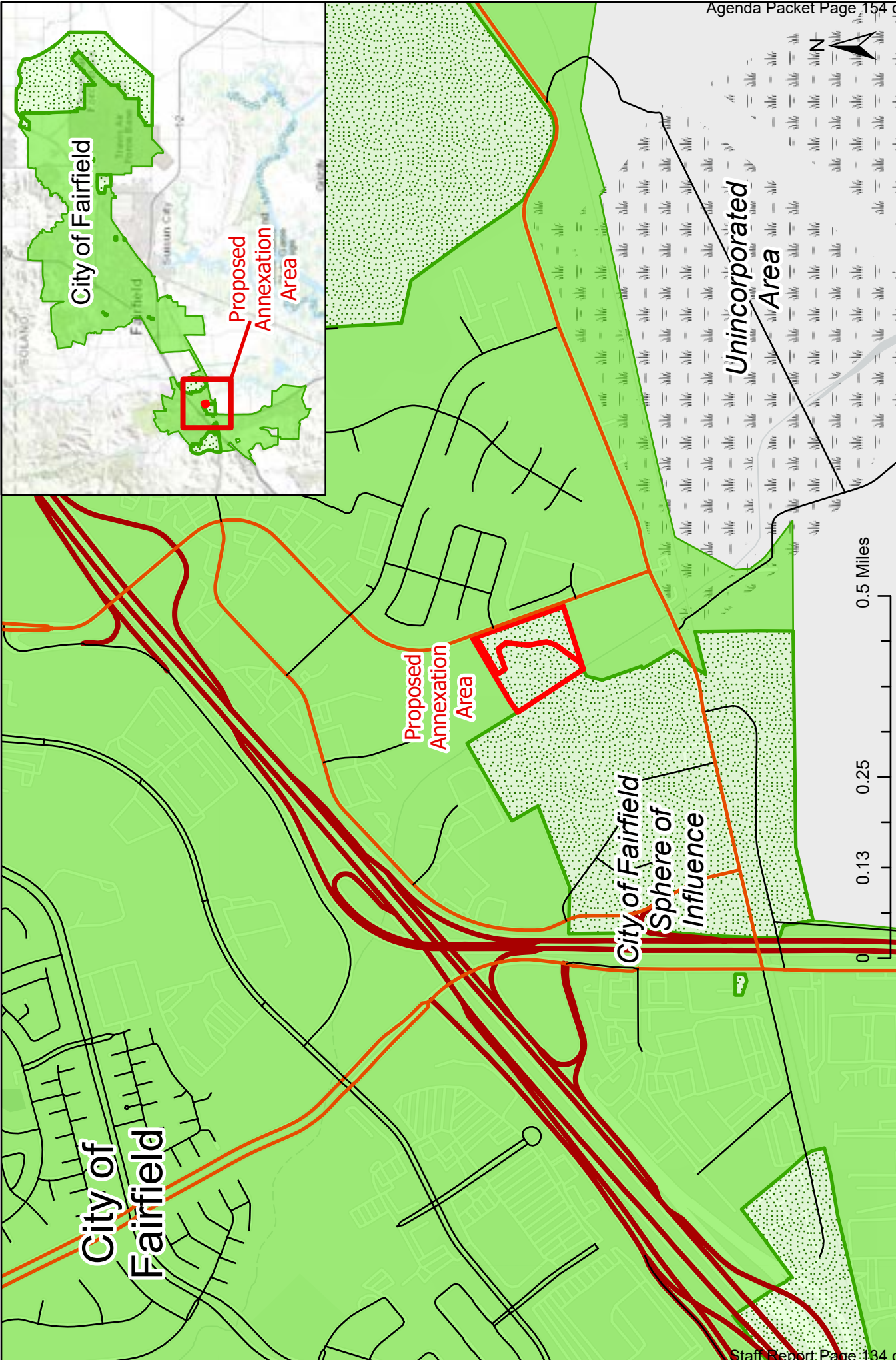
Sincerely,







A handwritten signature in blue ink, appearing to read "T. Mtunga".

**Tendai Mtunga
Senior Planner**

ATTACHMENT D

Location Maps for Each Island

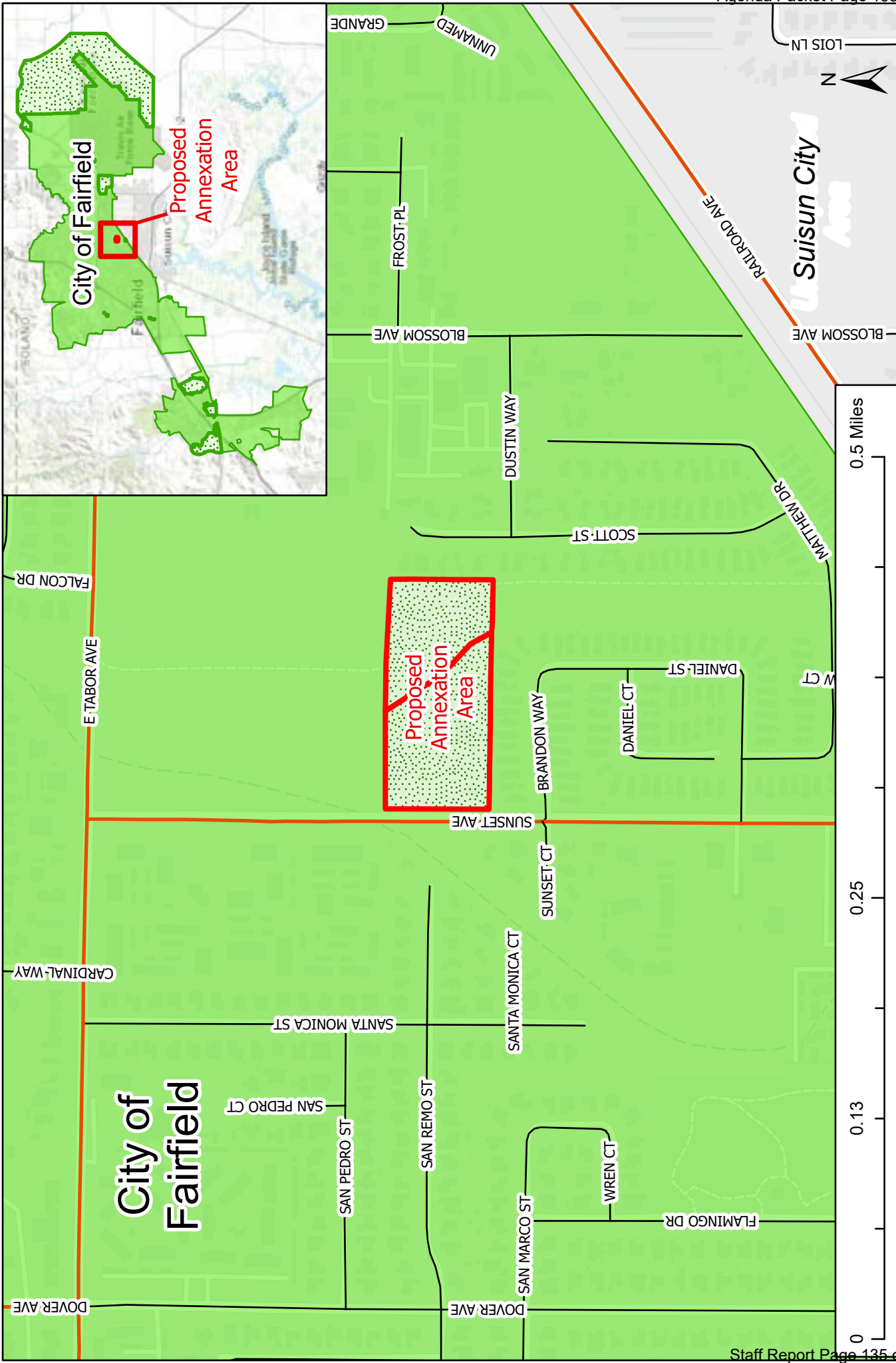


-  Island A: Pittman Road
-  Fairfield City Boundary
-  Fairfield Sphere of Influence
-  Highways
-  Secondary Roads
-  Local Roads

Island A-PR: Pittman Road

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.



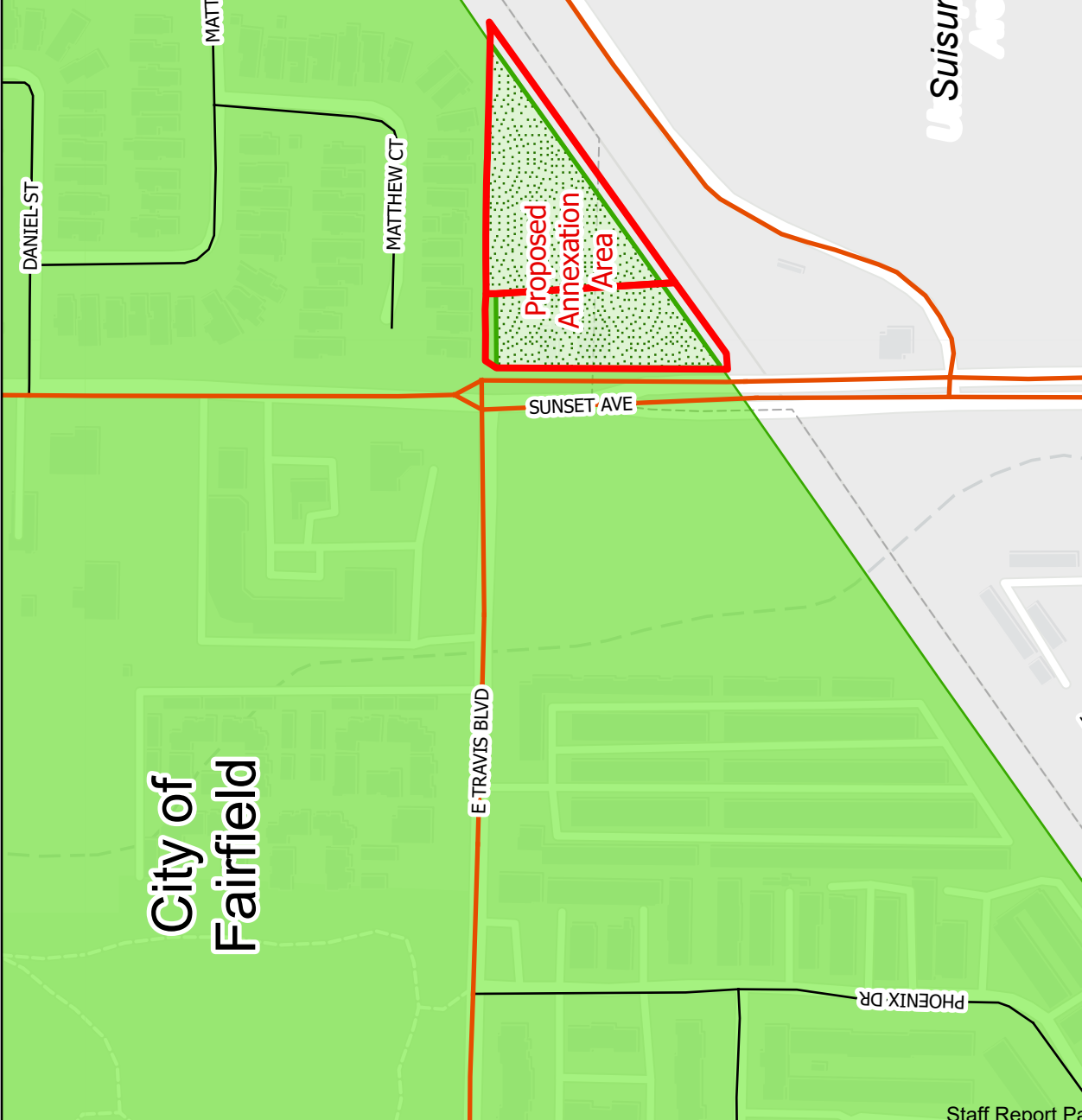
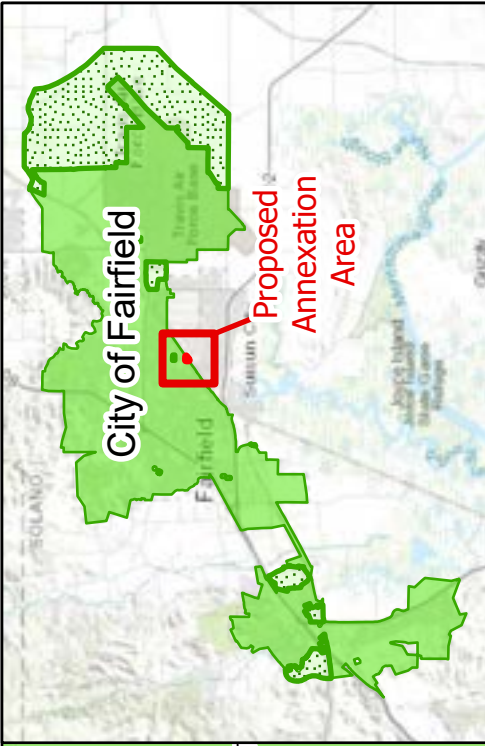


Island B: Sunset Ave



- Island B: Sunset Ave
- Fairfield City Boundary
- Fairfield Sphere of Influence
- Highways
- Secondary Roads
- Local Roads

Island B-SA: Sunset Ave

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.



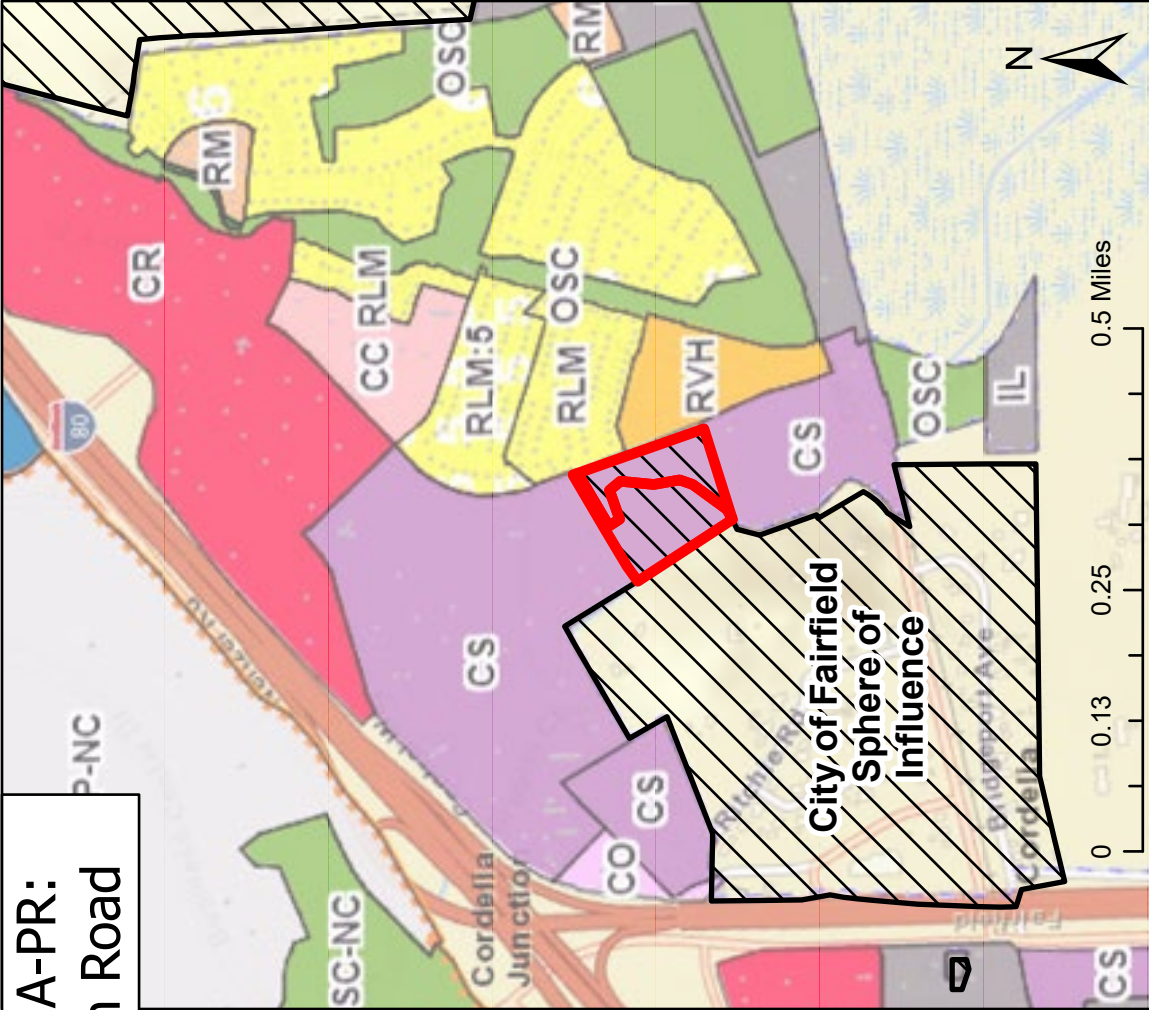
Island C-BBC: Blessed Baptist Church

-  Island C: Blessed Baptist Church
-  Fairfield City Boundary
-  Fairfield Sphere of Influence
-  Highways
-  Secondary Roads
-  Local Roads

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.

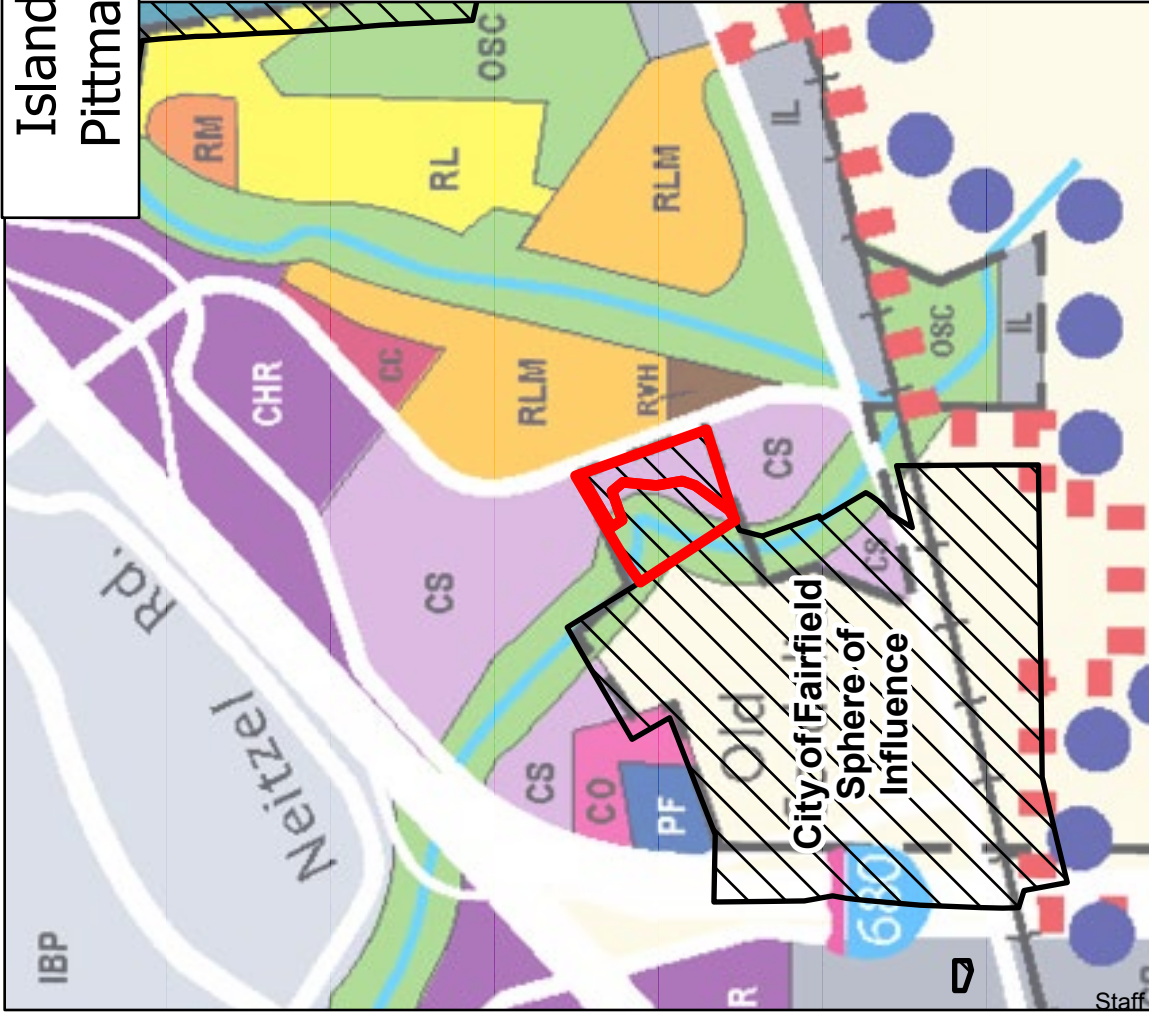


Island A-PR:
Pittman Road



City of Fairfield Zoning

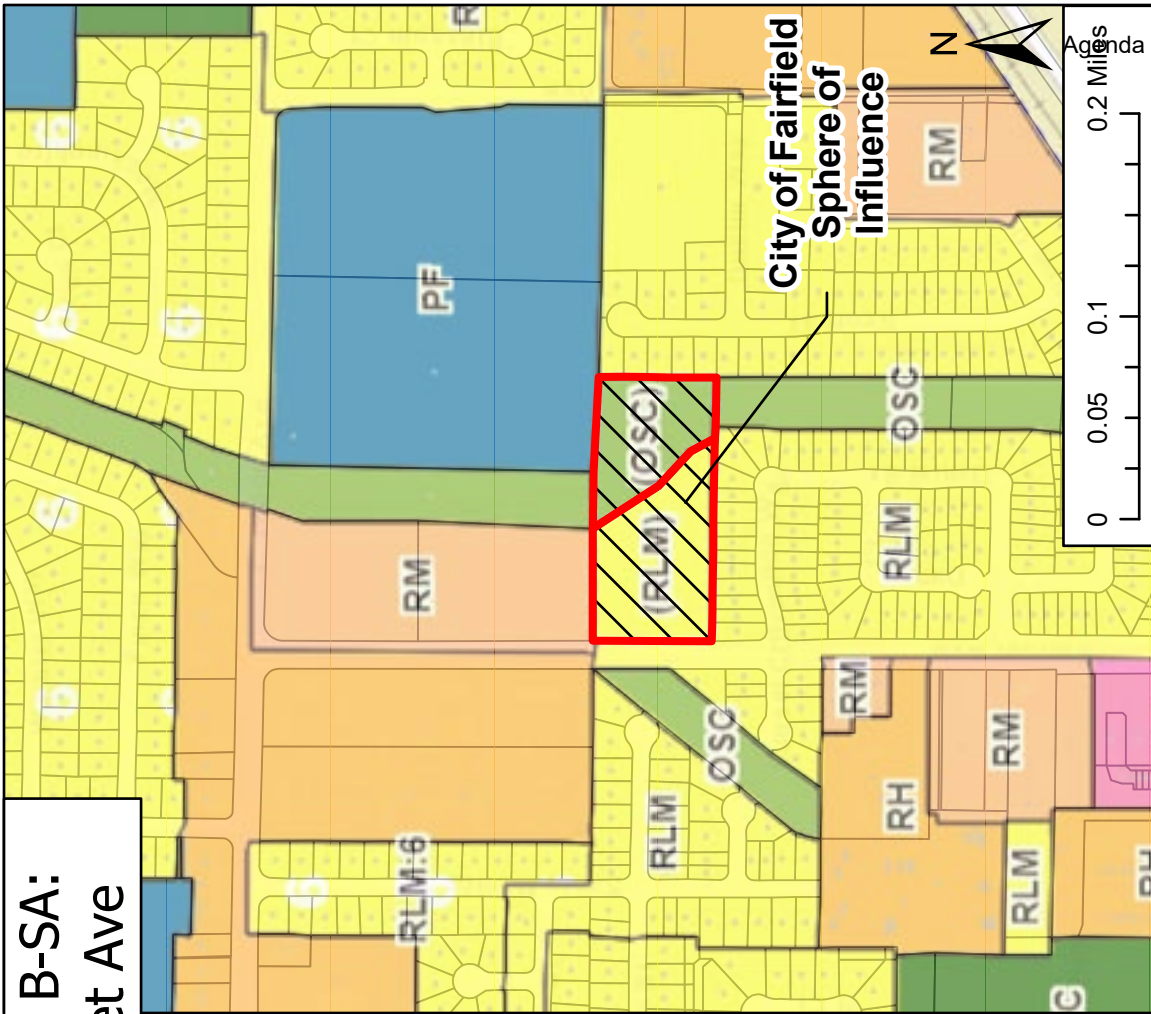
IL - Limited Industrial	PF - Public Facilities
IBP - Industrial Business Park	RLM - Low-Medium Density Residential
CO - Office Commercial	RM - Medium Density Residential
CR - Regional Commercial	RVH - Very High Density Residential
CS - Service Commercial	OSC - Open Space Conservation



City of Fairfield General Plan

IL - Ind Limited	RL - Res Low
CO - Com Office	RLM - Res Low Medium
CHR - Com Highway & Regional	RM - Res Medium
CS - Com Service	RVH - Res Very High
CC - Com Community	OSC - Open Space Conservation
PF - Public Facilities	

Island B-SA:
Sunset Ave



City of Fairfield Zoning

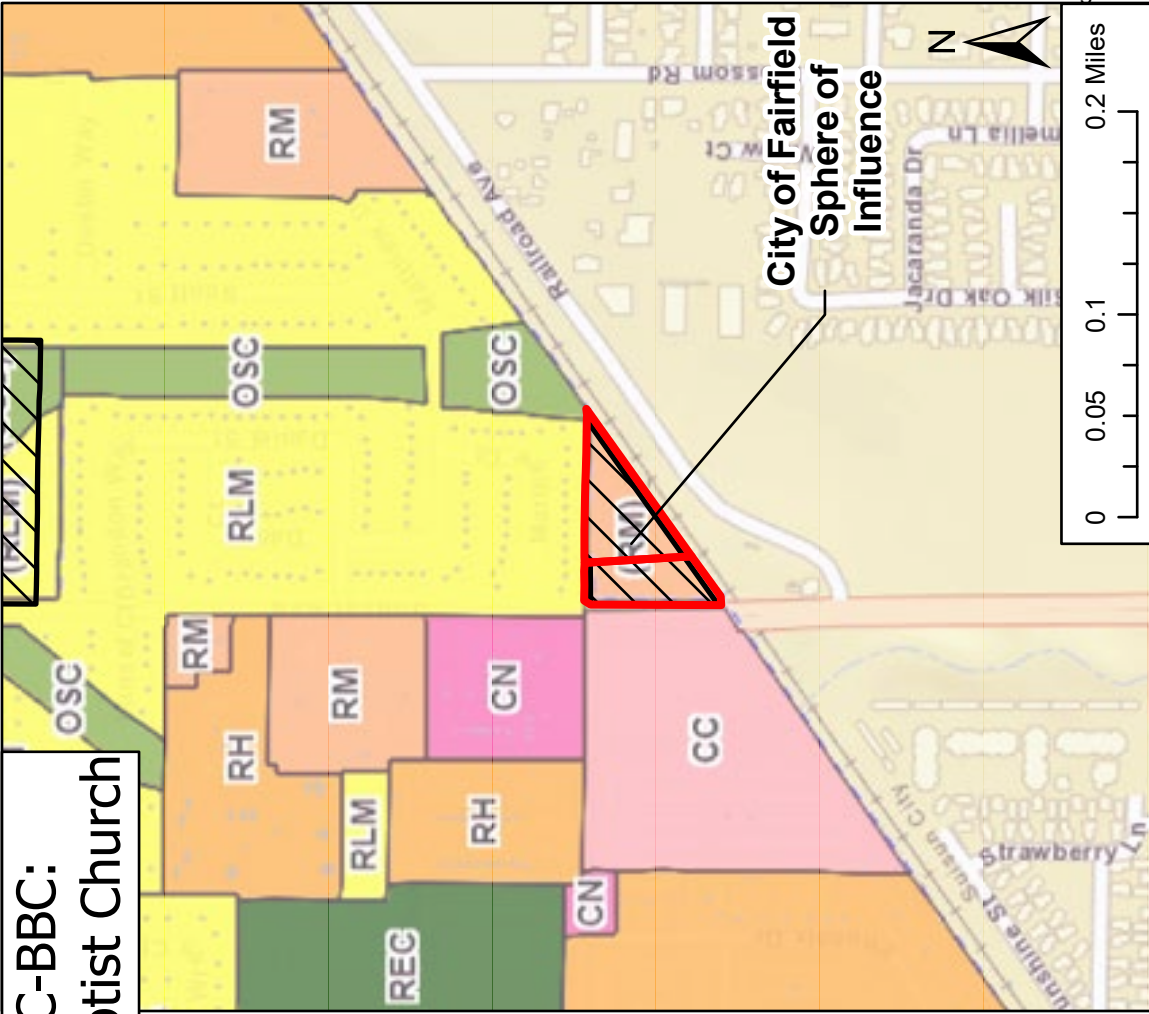
- RLM - Low-Medium Density Residential
- RM - Medium Density Residential
- CN - Neighborhood Commercial
- PF - Public Facilities
- OSC - Open Space Conservation
- RH - High Density Residential



City of Fairfield General Plan

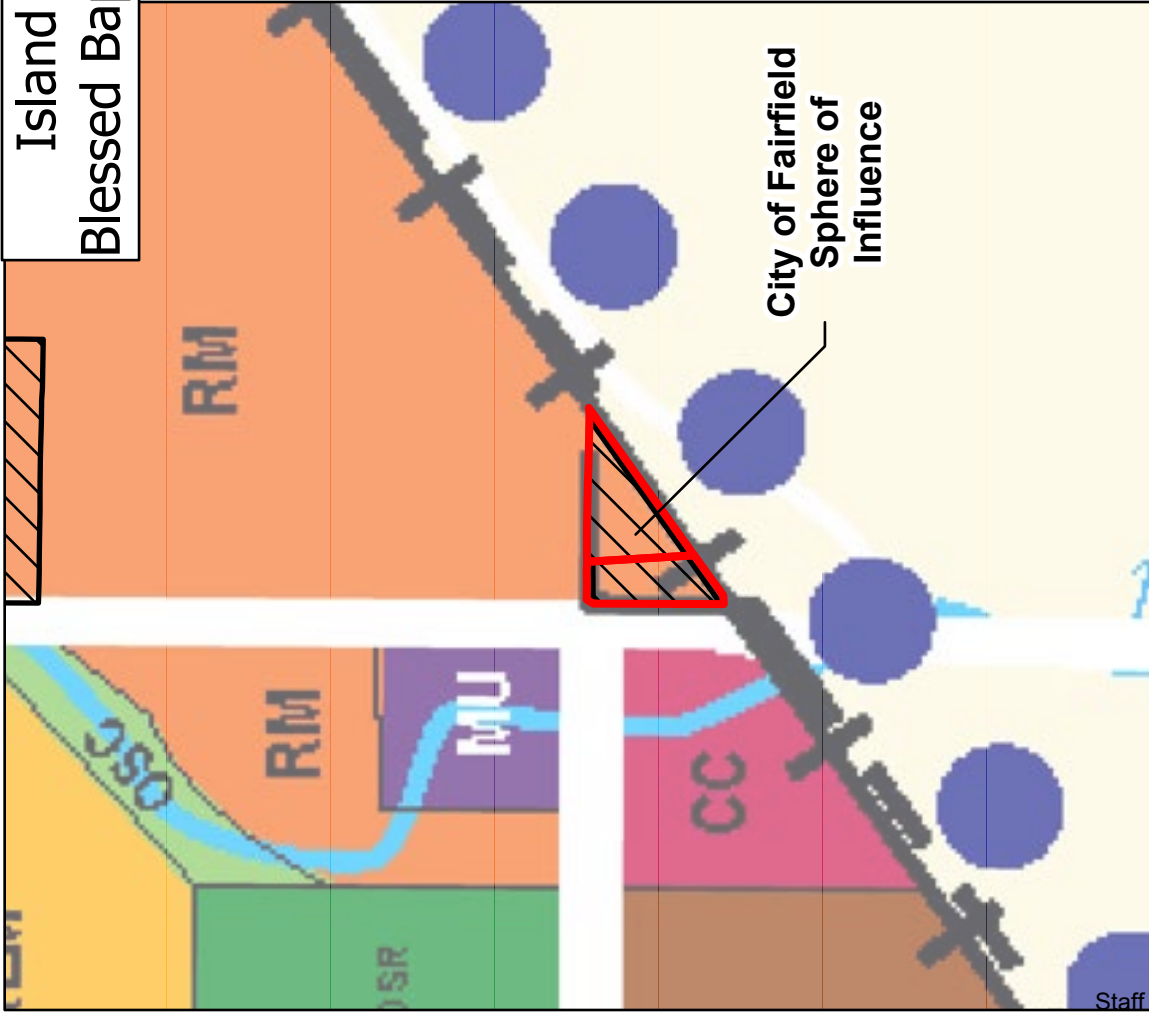
- RL - Res Low
- RM - Res Medium
- MU - Mixed Use
- PF - Public Facilities
- OSC - Open Space Conservation
- RH - Res High

**Island C-BBC:
Blessed Baptist Church**



City of Fairfield Zoning

- CC - Community Commercial
- CN - Neighborhood Commercial
- RLM - Low-Medium Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- OSC - Open Space Conservation
- REC - Recreation



City of Fairfield General Plan

- CC - Com Community
- MU - Mixed Use
- RLM - Res Low Medium
- RM - Res Medium
- OSC - Open Space Conservation
- ORS - Open Space Recreation

ATTACHMENT E
Tax Exchange Letter

PHYLLIS S. TAYNTON, CPA
Auditor-Controller

SHEILA O. TURGO
Assistant Auditor-Controller

OFFICE OF THE AUDITOR-CONTROLLER



675 Texas Street, Suite 2800
Fairfield, CA 94533-6338
(707) 784-6280
Fax (707) 784-3420

www.solanocounty.com

SENT VIA EMAIL

March 27, 2023

To: Taxing Agency
(See attached agency notification list)

Re: Proposed Fairfield Island Phase 1 Annexation to City of Fairfield (2023-05)

The Local Agency Formation Commission, in accordance with Revenue and Taxation Code section 99, has notified the Auditor-Controller's Office that a reorganization application has been filed that involves detachment of territory within the boundaries of your district to the City of Fairfield.

Revenue and Taxation Code section 99.01 provides for a negotiation of property tax exchange between your district and City of Fairfield. In accordance with Revenue and Taxation Code section 99(b)(3), the attached schedule provides information regarding increment tax allocations to your district in the Tax Rate Area(s) proposed for detachment.

If you have any questions, please contact Rosemary Bettencourt at (707) 784-6413.

Sincerely,
Phyllis S.
Taynton, CPA
Phyllis Taynton, CPA
Auditor-Controller

Digitally signed by Phyllis S.
Taynton, CPA
Date: 2023.03.28 06:54:56
-07'00'

Cc: Rich Seithel, LAFCO
Christina Love, LAFCO

S:\PROPIA\GRANTS\Property Tax Data\FY 2022-23\Annexation_Proptax Exchange Report\Property Tax Exchange\Fairfield Island Annexation to City of Fairfield\Agency Notification List - Fairfield Island Phase 1 Annexation to Fairfield

Agency Notification List

Fund	Agency-Tax Sharing Ratio	Contact Name	Agency	Address	City	State	Zip	Email
1	GENERAL COUNTY*	Bill Emlen	County Administrator's Office	675 Texas Street, Suite 6500	Fairfield	CA	94533	WFEmlen@SolanoCounty.com
108/46	SPECIAL ROAD/SOLANO COUNTY LIGHTING SVC AREA	Terry Schmidtbauer	Resource Management, Public Works	675 Texas Street, Suite 5500	Fairfield	CA	94533	TSchmidtbauer@SolanoCounty.com
77	FAIRFIELD CITY	David Gassaway	City of Fairfield	1000 Webster Street	Fairfield	CA	94533	dgassaway@fairfield.ca.gov
127	CORDELIA FIRE	Jim Frische	Cordelia Fire Protection District	2155 Cordelia Road	Fairfield	CA	94534	jfrischecordeliafire@gmail.com
132	SUISUN FIRE	Fred Abruzzini	Suisun Fire Protection District	445 Jackson Street	Fairfield	CA	94533	alfredabruzzo@yahoo.com
276	FAIRFIELD SUISUN SEWER DISTRICT	James Russell-Field	Fairfield Suisun Sewer District	1010 Chadbourne Road	Fairfield	CA	94534	jfield@fssd.com

EXCHANGE AMOUNTS

2023-05 Fairfield Island Phase 1 Annexation to City of Fairfield

APNs 0044-080-170 & 0044-080-160 TAG 60041

Fund No.	Fund Name	Exchange Amount	FY 22/23 Revenues	Add To	Subtract From
77	CITY OF FAIRFIELD			\$ 1,071.59	
1	GENERAL FUND				\$ 351.79
46	SOL COUNTY LIGHTING SVC AREA				\$ -
108	SPECIAL ROAD				\$ 289.36
127	CORDELIA FIRE				\$ 430.44
276	FAIRFIELD SUISUN SEWER DISTRICT				\$ -
Total				<u>\$ 1,071.59</u>	<u>\$ 1,071.59</u>

EXCHANGE AMOUNTS

2023-05 Fairfield Island Phase 1 Annexation to City of Fairfield

APNs 0037-160-040, 0037-160-060, 0037-060-480 & 0037-060-490 TAG 60065

Fund No.	Fund Name	Exchange Amount	FY 22/23 Revenues	Add To	Subtract From
77	CITY OF FAIRFIELD			\$ 1,048.77	
1	GENERAL FUND				\$ 113.30
46	SOL COUNTY LIGHTING SVC AREA				\$ -
108	SPECIAL ROAD				\$ 282.98
132	SUISUN FIRE				\$ 652.49
276	FAIRFIELD SUISUN SEWER DISTRICT				\$ -
Total				<u>\$ 1,048.77</u>	<u>\$ 1,048.77</u>

OFFICE OF THE AUDITOR-CONTROLLER

PHYLLIS S. TAYNTON, CPA
 Auditor-Controller

SHEILA O. TURGO
 Assistant Auditor-Controller



675 Texas Street, Suite 2800
 Fairfield, CA 94533-6338
 (707) 784-6280
 Fax (707) 784-3420
 www.solanocounty.com

Consolidation of Existing Tax Rate Areas

Statement of TRA Assignment

District Resolution No.:
 LAFCO Resolution No.:

Short Title: **2023-05 - Fairfield Island Phase 1 Annexation to City of Fairfield**

The County Auditor-Controller's office certifies that changes to existing tax rate areas in the above named action can be made as follows:

<u>Existing TRA Affected</u>	<u>Assign to Existing TRA Number</u>	<u>New TRA Number Required</u>
060-041	New	YES
060-065	003-212	NO

Phyllis S. Taynton, CPA
 Auditor-Controller

Rosemary C. Bettencourt
 Digitally signed by Rosemary C. Bettencourt
 Date: 2023.03.23 17:37:48 -07'00'

by Rosemary C. Bettencourt
 Deputy Auditor-Controller
 Property Tax Division
rbettencourt@solanocounty.com
 Phone (707) 784-6413

Statement of TRA Assignment

2023-05 - Fairfield Island Phase 1 Annexation to City of Fairfield

Existing TRA		Add/Deduct	Proposed Assigned TRA		Fund variance	Rate variance	Comments
Fund	60041		Fund	New			
0001	0.407753	-0.040872	0001	0.366881	-	0.040872	Ratio matches existing TRAs but does not include Fairfield Suisun Sewer
0004	0.035702		0004	0.035702	-	0.000000	
0006	0.010503		0006	0.010503	-	0.000000	
0007	0.007641		0007	0.007641	-	0.000000	
0010	0.001550		0010	0.001550	-	0.000000	
0016	0.002635		0016	0.002635	-	0.000000	
0027	0.019879		0027	0.019879	-	0.000000	
0032	0.014830		0032	0.014830	-	0.000000	
0036	0.015943		0036	0.015943	-	0.000000	
0046	-				46	0.000000	Detach
0048	0.002855		0048	0.002855	-	0.000000	
0059	-		0059	-	-	0.000000	
		0.124500	0077	0.124500	(77)	-0.124500	Annex to Fairfield
0108	0.033619	-0.033619			108	0.033619	Detach
0127	0.050009	-0.050009			127	0.050009	Detach
0196	0.018316		0196	0.018316	-	0.000000	
			276		(276)	0.000000	Added to annexation to City of Fairfield
0300	-		0300	-	-	0.000000	
0317	-		0317	-	-	0.000000	
0318	-		0318	-	-	0.000000	
0411	-		0411	-	-	0.000000	
0424	-		0424	-	-	0.000000	
0431	-		0431	-	-	0.000000	
0436	-		0436	-	-	0.000000	
0437	-		0437	-	-	0.000000	
0440	-		0440	-	-	0.000000	
0451	-		0451	-	-	0.000000	
0454	-		0454	-	-	0.000000	
0460	-		0460	-	-	0.000000	
0464	-		0464	-	-	0.000000	
0466	-		0466	-	-	0.000000	
0476	-		0476	-	-	0.000000	
0481	-		0481	-	-	0.000000	
0483	-		0483	-	-	0.000000	
0484	-		0484	-	-	0.000000	
0485	-		0485	-	-	0.000000	
0487	-		0487	-	-	0.000000	
0488	-		0488	-	-	0.000000	
0494	-		0494	-	-	0.000000	
0497	-		0497	-	-	0.000000	
0500	0.013345		0500	0.013345	-	0.000000	
0503	0.002823		0503	0.002823	-	0.000000	
0512	-		0512	-	-	0.000000	
0527	0.035898		0527	0.035898	-	0.000000	
0611	0.320937		0611	0.320937	-	0.000000	
0671	-		0671	-	-	0.000000	
0998	0.001417		0998	0.001417	-	0.000000	
0999	0.004345		0999	0.004345	-	0.000000	
	1.000000			1.000000		(0.000000)	

Statement of TRA Assignment

2023-05 - Fairfield Island Phase 1 Annexation to City of Fairfield

Existing TRA			Proposed Assigned TRA		Fund	Rate	
Fund	60065	Add/Deduct	Fund	3212	variance	variance	Comments
0001	0.407437	-0.01345	0001	0.393987	-	0.013450	Annex to Fairfield
0004	0.035675		0004	0.035675	-	0.000000	
0006	0.010495		0006	0.010495	-	0.000000	
0007	0.007635		0007	0.007635	-	0.000000	
0010	0.001548		0010	0.001548	-	0.000000	
0016	0.002633		0016	0.002633	-	0.000000	
0027	0.019864		0027	0.019864	-	0.000000	
0036	0.015931		0036	0.015931	-	0.000000	
0046	-				46	0.000000	Detach
0048	0.002853		0048	0.002853	-	0.000000	
0059	-		0059	-	-	0.000000	
		0.124500	0077	0.124500	(77)	-0.124500	Annex to Fairfield
0108	0.033593	-0.033593			108	0.033593	Detach
0132	0.077457	-0.077457			132	0.077457	Detach
0196	0.006410		0196	0.006410	-	0.000000	
			0276	-	(276)	0.000000	Added to annexation to City of Fairfield
0300	-		0300	-	-	0.000000	
0317	-		0317	-	-	0.000000	
0318	-		0318	-	-	0.000000	
0411	-		0411	-	-	0.000000	
0424	-		0424	-	-	0.000000	
0431	-		0431	-	-	0.000000	
0436	-		0436	-	-	0.000000	
0437	-		0437	-	-	0.000000	
0440	-		0440	-	-	0.000000	
0451	-		0451	-	-	0.000000	
0454	-		0454	-	-	0.000000	
0460	-		0460	-	-	0.000000	
0464	-		0464	-	-	0.000000	
0466	-		0466	-	-	0.000000	
0476	-		0476	-	-	0.000000	
0481	-		0481	-	-	0.000000	
0483	-		0483	-	-	0.000000	
0484	-		0484	-	-	0.000000	
0485	-		0485	-	-	0.000000	
0487	-		0487	-	-	0.000000	
0488	-		0488	-	-	0.000000	
0494	-		0494	-	-	0.000000	
0497	-		0497	-	-	0.000000	
0500	0.013335		0500	0.013335	-	0.000000	
0503	0.002821		0503	0.002821	-	0.000000	
0512	-		0512	-	-	0.000000	
0527	0.035870		0527	0.035870	-	0.000000	
0611	0.320688		0611	0.320688	-	0.000000	
0671	-		0671	-	-	0.000000	
0998	0.001415		0998	0.001415	-	0.000000	
0999	0.004340		0999	0.004340	-	0.000000	
	1.000000			1.000000		0.000000	